LOT 215
AMELIA NATIONAL #1B PB 7/191

VENGRIN GREGORY & CAROL
95128 POPLAR WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0215-0000

BUILDING CHARACTERISTICS

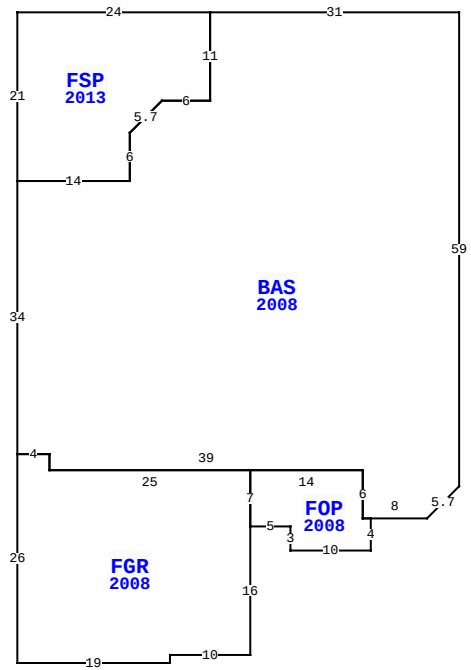
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,779	100	2,779	332,273
FGR	694	55	382	45,674
FOP	129	30	39	4,663
FSP	412	40	165	19,728
TOTALS	4,014		3,365	402,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,365	103.4080	129.26	434,960	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2014 Heated Area: 2779 HX Base Yr 2014



BLD DATE	12/03/2008	RK	LGL DATE
XF DATE	12/03/2008	RK	LAND DATE 04/18/2024 MLU
INC DATE			AG DATE

95128 POPLAR WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		402,338
TOTAL MARKET OB/XF VALUE		11,337
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		578,675
SOH/AGL Deduction		281,991
ASSESSED VALUE		296,684
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,684
TOTAL JUST VALUE		578,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21310	CO ISSUED	266,112	09/04/2008
B21842	REMODEL	1,000	09/01/2008
E20862	ELEC OTHER	2,000	06/01/2008
M13854	MECH OTHER	0	05/01/2008
P13174	OTHER	0	04/01/2008
R11188	REPAIR/RRF	5,000	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1895/1721	12/30/2013	WD	Q	I	01	300,000
GRANTOR: LYNN JAMES SCOTT						
GRANTEE: VENGRIN GREGORY & C						
1584/0610	9/09/2008	WD	Q	I		431,600
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: LYNN JAMES SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W31 FSP=[YR=2013] W24 S21 E14 N6 U4 R4 E6 N11 $ S11 W6 D4 L4 S6 W14 S34 FGR=[YR=2008] S26 E19 N1 E10 N16 FOP=[YR=2008] E5 S3 E10 N4 W1 N6 W14 S7 $ N7 W25 N2 W4 $ E4 S2 E39 S6 E8 U4 R4 N59 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220	
2	0812	CONCRETE C	0	100	0	0	1,053.00	SF	4.00	4.00	100	2008	2008	3	89	3,749	
3	0462	ST/AL FNC	0	100	0	0	840.00	SF	10.00	10.00	100	2008	2008	3	52	4,368	

LAND DESCRIPTION

TOTAL OB/XF 11,337

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 05/22/2019 BY KWA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS