

LOT 219
AMELIA NATIONAL #1B PB 7/191
ESMT IN OR 2608-1323

COFFEY BRIAN K & KESHA M
95176 POPLAR WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0219-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

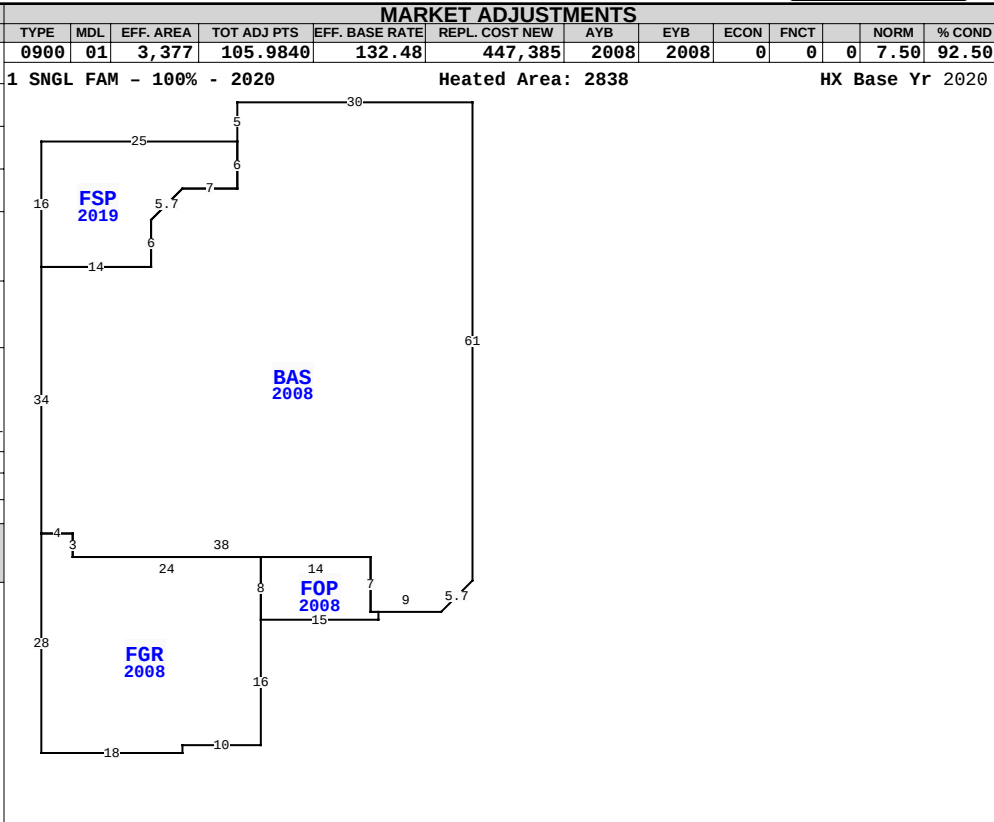
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,838	100	2,838	347,780
FGR	702	55	386	47,302
FOP	113	30	34	4,166
FSP	298	40	119	14,583

TOTALS	3,951		3,377	413,831
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,061.00	SF	4.00
3	0911	SCRN RM A	0	100	0	0	1,100.00	SF	17.50
4	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	524.00	SF	7.25
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00



95176 POPLAR WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1,061.00	SF	4.00	4.00	100	2008	2008	3	89	3,777	
3	0911	SCRN RM A	0	100	0	0	1,100.00	SF	17.50	17.50	100	2009	2009	3	40	7,700	
4	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2009	2009	3	56	19,992	
5	0845	KOOL DECK	0	100	0	0	524.00	SF	7.25	7.25	100	2009	2009	3	90	3,419	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2009	2009	3	40	400	

TOTAL OB/XF													38,508		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	1			

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										413,831				
TOTAL MARKET OB/XF VALUE										38,508				
TOTAL LAND VALUE - MARKET										165,000				
TOTAL MARKET VALUE										617,339				
SOH/AGL Deduction										243,712				
ASSESSED VALUE										373,627				
TOTAL EXEMPTION VALUE										55,000				HX HB VX
BASE TAXABLE VALUE										318,627				
TOTAL JUST VALUE										617,339				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										630,391				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22748	XFOB	5,600	08/01/2009
B22624	SWIM POOL	45,000	07/01/2009
C21334	C0 ISSUED	260,106	11/14/2008
E20863	ELEC OTHER	2,000	06/01/2008
M13883	MECH OTHER	0	06/01/2008
P13172	OTHER	0	04/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2279/1734	5/28/2019	WD	Q	I	01	389,000	
GRANTOR: PRITCHARD DANIEL J &							
GRANTEE: COFFEY BRIAN K & KE							
1594/0895	11/24/2008	WD	Q	I		451,900	
GRANTOR: TAYLOR MORRISON OF FL							
GRANTEE: PRITCHARD DANIEL J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W30 S5 FSP=[YR=2019] W25 S16 E14 N6 U4 R4 E7 N6 \$ S6 W7 D4 L4 S6 W14 S34 FGR=[YR=2008] S28 E18 N1 E10 N16 FOP=[YR=2008] E15 N1 W1 N7 W14 S8 \$ N8 W24 N3 W4 \$ E4 S3 E38 S7 E9 U4 R4 N61 \$.									