



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 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	2,725	100	2,725	440,761
FGR	687	55	378	61,141
FOP	126	30	38	6,146
FOP	200	30	60	9,705
PTO	212	5	11	1,779
TOTALS	3,950		3,212	519,532

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	840.00	SF	10.00	10.00	100	2021
2	0855	CONC PAVER	0 100	0	0	24.00	SF	10.00	10.00	100	2021
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021
4	0911	SCRN RM A	0 100	0	0	212.00	SF	17.50	17.50	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,212	108.3760	162.56	522,143	2021	2021	0	0	0.50	99.50
1 SFR CUST - 100% - 2022											
Heated Area: 2725											
HX Base Yr 2022											

95264 POPLAR WAY, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/18/2024 MLU											

TOTAL OB/XF											
14,133											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 4											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 519,532											
TOTAL MARKET OB/XF VALUE 14,133											
TOTAL LAND VALUE - MARKET 165,000											
TOTAL MARKET VALUE 698,665											
SOH/AGL Deduction 111,063											
ASSESSED VALUE 587,602											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 537,602											
TOTAL JUST VALUE 698,665											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 650,208											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015740	ADDITION	5,652	11/15/2021
B2100049	CO ISSUED	0	08/31/2021
B2100049	NEW CONSTR	378,322	01/08/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2493/0485	8/31/2021	WD	Q	I	01	578,200	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: ROCCHIO ROBERT A &							
2362/0341	5/18/2020	SW	U	V	11	100	
GRANTOR: ICI JACKSONVILLE RESI							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2021] W18 PTO=[YR=2021] N10 L3 U3 W11 D3 L3 S10											
FOP=[YR=2021] S12 E14 U3 R3 N9 W17\$ E17\$ S9 D3 L3 W14 N12											
U3 L3 W9 D3 L3 S68 FOP=[YR=2021] S7 E18 FGR=[YR=2021] E10											
N2 E21 N21 W32 S16 E1 S7\$ N7 W18\$ E18 N16 E32 N52\$.											