

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,098	114.7608	114.76	355,526	2022	2022	0	0	0.50	99.50	

1 SINGLE FAM - 100% - 2024 Heated Area: 2660 HX Base Yr

Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4077.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2022	2,660	303,736
FGR	620	55	2022	341	38,937
FOP	60	30	2022	18	2,056
FSP	198	40	2022	79	9,021
TOTALS	3,538			3,098	353,748

EXTRA FEATURES																
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	0855	CONC PAVER	0	100	0	839.00	SF	10.00	10.00	100	2022	2022	3	99	8,306	
2	0462	ST/AL FNC	0	100	0	528.00	SF	10.00	10.00	100	2024	2023		98	5,174	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	
4	0861	POOL GUNIT	0	100	0	447.00	SF	85.00	85.00	100	2024	2023		98	37,235	
5	0855	CONC PAVER	0	100	0	661.00	SF	10.00	10.00	100	2024	2023		100	6,610	

85148 POPLAR BREEZE WAY, FERNANDINA BEACH, FL 32034										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	06/13/2023
										INC DATE		AG DATE	
TOTAL OB/XF													57,919

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		353,748	
TOTAL MARKET OB/XF VALUE		57,919	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		486,667	
SOH/AGL Deduction		1,371	
ASSESSED VALUE		485,296	
TOTAL EXEMPTION VALUE	13	485,296	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		486,667	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		471,619	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006844	POOL - NO DESC	76,588	05/24/2023
22018921	CO ISSUED	0	12/29/2022
22004727	NEW CONSTR	439,081	03/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2612/1961	1/11/2023	SW	Q	I	02	501,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BAILEY NIKETA LESHA						
2583/1037	8/08/2022	WD	Q	V	05	1,154,700
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2022] W14 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S2 E9 N2 W2 N7 W6 S7 W1\$ E1 N20 W30\$ E30 S13 E6 S7 E14 N70 \$.												