LOT 181
AMELIA NATIONAL #1B PB 7/191

HENDRICK PETER F & RENA G
95287 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0181-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

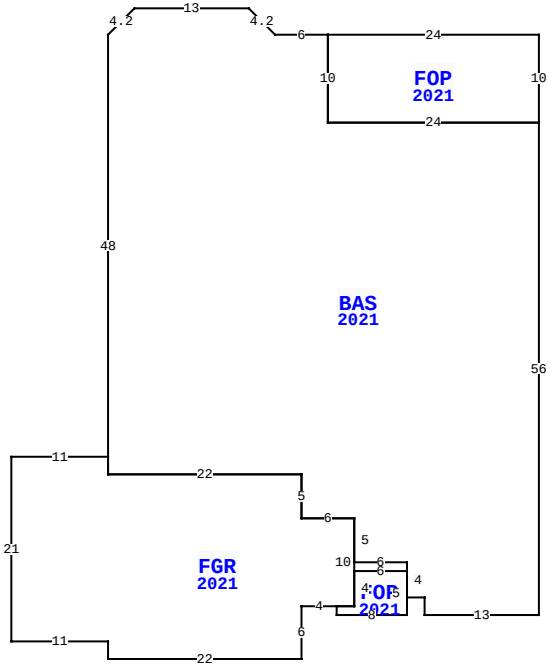
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,584	100	2021	2,584	434,325
FGR	753	55	2021	414	69,586
FOP	32	30	2021	10	1,681
FOP	240	30	2021	72	12,102
TOTALS	3,609			3,080	517,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,080	107.4560	169.78	522,922	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 0% - 2025 Heated Area: 2584 HX Base Yr



95287 POPLAR WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	517,693
TOTAL MARKET OB/XF VALUE	20,622
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	738,315
SOH/AGL Deduction	0
ASSESSED VALUE	738,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	738,315
TOTAL JUST VALUE	738,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	673,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011838	CO ISSUED	0	07/29/2021
B2011838	NEW CONSTR	356,799	12/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2797/492	6/26/2025	WD	Q	I	01	800,000
GRANTOR: BEAVER DONALD B & KAY						
GRANTEE: HENDRICK PETER F &						
2573/0598	6/17/2022	WD	Q	I	02	749,000
GRANTOR: MARTIN GINA M TRUST						
GRANTEE: BEAVER DONALD B & K						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W24 BAS=[YR=2021] W6 U3 L3 W13 D3 L3 S48 FGR=[YR=2021] W11 S21 E11 S2 E22 N6 E4 FOP=[YR=2021] S1 E8 N5 W6 S4 W2$ E2 N10W6 N5 W22 N2$ S2 E22 S5 E6 S5 E6 S4 E2 S2 E13 N56 W24 N10$ S10 E24 N10$.

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	0855	CONC PAVER	0	0	0	0	1,418.00	SF	10.00	10.00	100	2021	2021	3	99	14,038	
2	0855	CONC PAVER	0	0	0	0	665.00	SF	10.00	10.00	100	2021	2021	3	99	6,584	

LAND DESCRIPTION

TOTAL OB/XF 20,622

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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 12/28/2021 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS