LOT 183
IN OR 2233/1206
AMELIA NATIONAL #1B PB 7/191

OSTROWSKI PAUL DAVID & KAREN
95261 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0183-0000

BUILDING CHARACTERISTICS

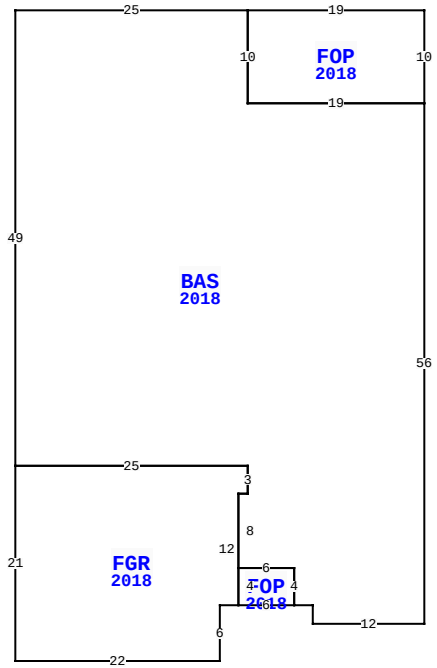
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	2,263	100	2018	2,263	390,883
FGR	495	55	2018	272	46,982
FOP	24	30	2018	7	1,209
FOP	190	30	2018	57	9,846
TOTALS	2,972			2,599	448,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,599	112.7040	178.07	462,804	2018	2018	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2019 Heated Area: 2263 HX Base Yr 2019



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

95261 POPLAR WAY, FERNANDINA BEACH

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	100	18	3	54.00	SF	10.00	10.00	100	2018	2018	3	97	524	
2	0855	CONC PAVER	0	100	0	0	575.00	SF	10.00	10.00	100	2018	2018	3	97	5,578	
3	0912	SCRN RM G	1	100	0	0	892.00	SF	20.00	20.00	100	2023	2023		97	17,305	
4	0861	POOL GUNIT	1	100	0	0	425.00	SF	85.00	85.00	100	2023	2023		98	35,403	
5	0855	CONC PAVER	1	100	0	0	467.00	SF	10.00	10.00	100	2023	2023		100	4,670	
6	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		97	1,940	
7	0462	ST/AL FNC	1	100	0	0	720.00	SF	10.00	10.00	100	2023	2023		98	7,056	
8	0463	FENCE GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2023		99	297	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		448,920
TOTAL MARKET OB/XF VALUE		72,773
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		656,693
SOH/AGL Deduction		259,773
ASSESSED VALUE		396,920
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		346,198
TOTAL JUST VALUE		656,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		667,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004076	ADDITION	18,000	03/24/2023
22014120	SWIM POOL	68,000	09/16/2022
C1705412	CO ISSUED	0	03/27/2018
B1705412	NEW CONSTR	284,979	06/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2233/1206	10/26/2018	WD	Q	I	01	349,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: OSTROWSKI PAUL DAVI						
2110/1765	3/30/2017	SW	U	V	37	148,000
GRANTOR: WEEKLEY HOMES LLC F/K						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W19 BAS=[YR=2018] W25 S49 FGR=[YR=2018] S21 E22 N6 E2 FOP=[YR=2018] E6 N4 W6 S4$ N12 E1 N3 W25$ E25 S3 W1 S8 E6 S4 E2 S2 E12 N56 W19 N10$ S10 E19 N10$.

LAND DESCRIPTION

TOTAL OB/XF 72,773

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	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 04/05/2023 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS