LOT 184
AMELIA NATIONAL #1B PB 7/191

EATON MARC W & KELLY BERTHA
95247 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0184-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

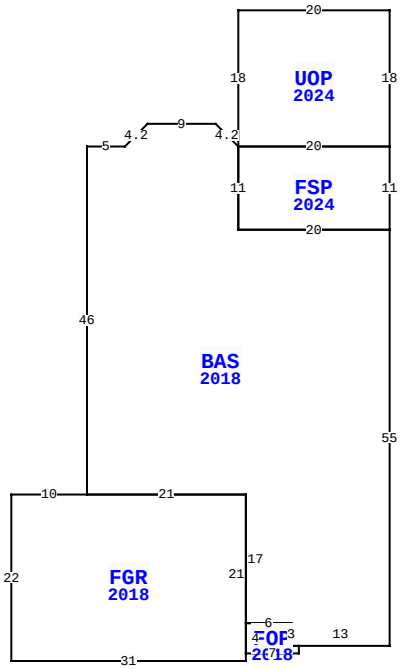
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,018	100	2018	2,018	336,996
FGR	682	55	2018	375	62,623
FOP	25	30	2018	8	1,336
FSP	220	40	2024	88	14,696
UOP	360	20	2024	72	12,024
TOTALS	3,305			2,561	427,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,561	108.9600	172.16	440,902	2018	2018	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2023 Heated Area: 2018 HX Base Yr 2023



95247 POPLAR WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		427,675
TOTAL MARKET OB/XF VALUE		9,719
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		572,394
SOH/AGL Deduction		277,113
ASSESSED VALUE		295,281
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		244,559
TOTAL JUST VALUE		572,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		582,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705709	CO ISSUED	0	04/04/2018
B1705709	NEW CONSTR	266,714	06/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2550/0707	3/25/2022	WD	Q	I	01	586,000
GRANTOR: SMITH TIMMY J &						
GRANTEE: EATON MARC W & KELL						
2416/0416	12/10/2020	WD	Q	I	01	387,000
GRANTOR: CONFIDENTIAL						
GRANTEE: SMITH TIMMY J & TAN						

BUILDING NOTES

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	10	3	30.00	SF	10.00	10.00	100	2018	2018	3	97	291	
2	0855	CONC PAVER	0	100	0	0	972.00	SF	10.00	10.00	100	2018	2018	3	97	9,428	

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=-20,0] U3L3 W9 D3L3 W5 S46 E21 S17 E6 S3 E13 N55 W20 N11 $
FGR=[YR=2018;ORIG=-40,46] W10 S22 E31 N1 N21 W21 $
UOP=[YR=2024;ORIG=-20,0] E20 N18 W20 S18 $
FOP=[YR=2018;ORIG=-19,67] E7 N1 W1 N3 W6 S4 $
FSP=[YR=2024;ORIG=-20,0] E20 S11 W20 N11 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,719

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 05/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS