LOT 185
AMELIA NATIONAL #1B PB 7/191

PAMPALONI TERESA MARIE
95233 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0185-0000

BUILDING CHARACTERISTICS

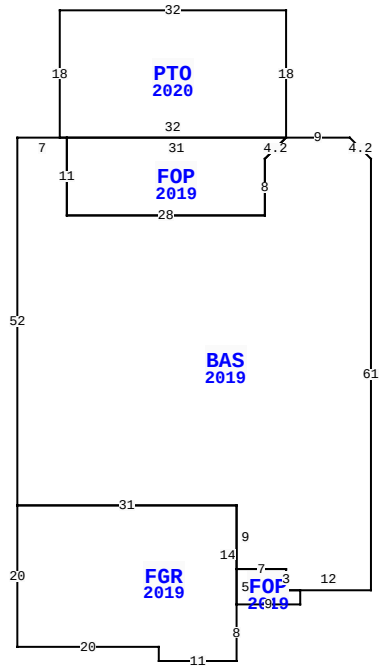
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	2,490	100	2019	2,490	428,353
FGR	642	55	2019	353	60,726
FOP	39	30	2019	12	2,064
FOP	313	30	2019	94	16,170
PTO	576	5	2020	29	4,989
TOTALS	4,060			2,978	512,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,978	111.6720	176.44	525,438	2019	2019	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2020 Heated Area: 2490 HX Base Yr 2020



95233 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		512,302
TOTAL MARKET OB/XF VALUE		16,681
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		663,983
SOH/AGL Deduction		285,891
ASSESSED VALUE		378,092
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		327,370
TOTAL JUST VALUE		663,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		671,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000122	SCRNE CLOSURE	13,910	02/10/2020
C1901348	CO ISSUED	0	08/21/2019
B1901348	NEW CONSTR	343,684	03/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/1924	10/12/2022	QC	U	I	11	100
GRANTOR: PAMPALONI WAYNE ALBER						
GRANTEE: PAMPALONI TERESA MA						
2301/1377	8/29/2019	WD	Q	I	01	422,400
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: PAMPALONI TERESA MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W9 PTO=[YR=2020] N18 W32 S18 E32$
FOP=[YR=2019] W31 S11 E28 N8 U3 R3 $ L3 D3 S8 W28 N11 W7
S52 FGR=[YR=2019] S20 E20 S2 E11 N8 FOP=[YR=2019] E9 N2 W2
N3 W7 S5$ N14 W31$ E31 S9 E7 S3 E12 N61$.

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	3	18	54.00	SF	10.00	10.00	100	2019	2019	3	97	524	
2	0855	CONC PAVER	0	100	0	0	772.00	SF	10.00	10.00	100	2019	2019	3	97	7,488	
3	0911	SCRN RM A	0	100	32	18	576.00	SF	17.50	17.50	100	2020	2020	3	86	8,669	

LAND DESCRIPTION

TOTAL OB/XF 16,681

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 03/05/2021 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS