LOT 187
AMELIA NATIONAL #1B PB 7/191

MACDONALD JOHN D & ELIZABETH A
95215 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0187-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

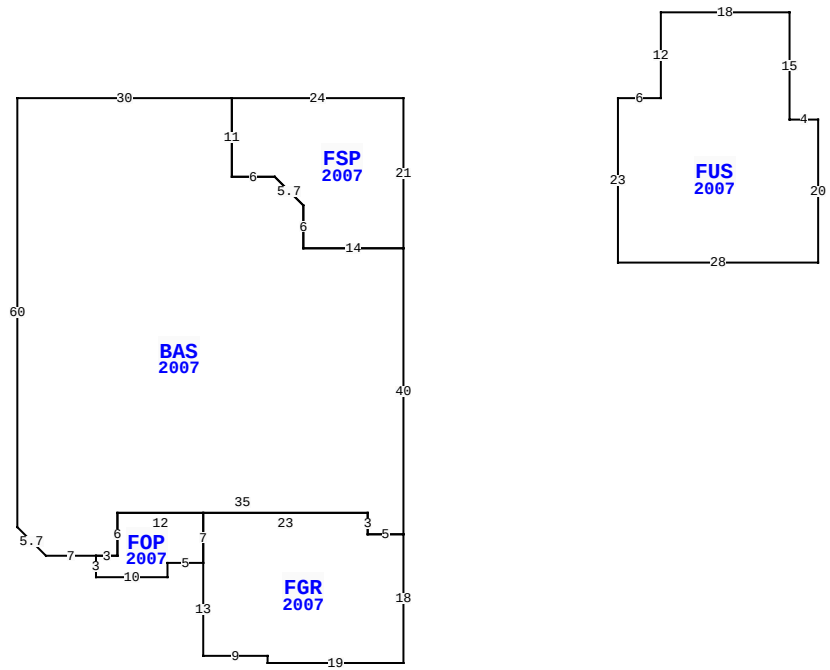
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,811	100	2007	2,811	355,845
FGR	564	55	2007	310	39,243
FOP	107	30	2007	32	4,051
FSP	412	40	2007	165	20,888
FUS	848	100	2007	848	107,349
TOTALS	4,742			4,166	527,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,166	104.8080	138.35	576,366	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2023 Heated Area: 3659 HX Base Yr 2023



BLD DATE	01/22/2008 RK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

95215 POPLAR WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		527,375
TOTAL MARKET OB/XF VALUE		68,758
TOTAL LAND VALUE - MARKET		121,500
TOTAL MARKET VALUE		717,633
SOH/AGL Deduction		0
ASSESSED VALUE		717,633
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		666,911
TOTAL JUST VALUE		717,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		720,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007204	SWIM POOL	60,000	08/01/2022
R1707849	REPAIR/RRF	22,000	12/01/2017
M13174	MECH OTHER	0	08/01/2007
E19720	ELEC OTHER	0	07/01/2007
P12535	OTHER	0	07/01/2007
C20144	CO ISSUED	0	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/1262	6/28/2022	WD	Q	I	01	775,000
GRANTOR: KAPER JUSTIN M & JENN						
GRANTEE: MACDONALD JOHN DAVI						
1995/0600	6/09/2015	SW	U	I	11	100
GRANTOR: FANNIE MAE						
GRANTEE: KAPER JUSTIN M & JE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W24 BAS=[YR=2007] W30 S60 D4 R4 E7
FOP=[YR=2007] S3 E10 N2 E5 FGR=[YR=2007] S13 E9 S1 E19 N18
W5 N3 W23 S7 $ N7 W12 S6 W3 $ E3 N6 E35 S3 E5 N40 W14 N6 U4
L4 W6 N11 $ S11 E6 D4 R4 S6 E14 N21 $ PTR=E30
FUS=[YR=2007] E6 N12 E18 S15 E4 S20 W28 N23 $ W30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2007	2007	3	87	441	
3	0811	CONCRETE B	0	100	0	0	893.00	SF	5.20	5.20	100	2007	2007	3	87	4,040	
4	0861	POOL GUNIT	1	100	0	0	507.00	SF	85.00	85.00	100	2023	2023		98	42,233	
5	0855	CONC PAVER	1	100	0	0	654.00	SF	10.00	10.00	100	2023	2023		100	6,540	
6	0463	FENCE GATE	1	100	0	0	2.00	UT	300.00	300.00	100	2023	2023		99	594	
7	0462	ST/AL FNC	1	100	0	0	1,200.00	SF	10.00	10.00	100	2023	2023		98	11,760	

LAND DESCRIPTION

TOTAL OB/XF 68,758

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90	135,000.00	121,500.00	121,500							

REVIEW DATE 05/17/2023 BY DJ Total Acres: 0.00 Total Land Value: 121,500 Market: 0 Agricultural: 0 Common: 121,500 PRINTED 07/30/2025 BY SYS