

LOT 188
ESMT PT OR 1774/896
AMELIA NATIONAL #1B PB 7/191

KOVAL DAVID & MARYANN
95203 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0188-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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
BAS	2,472	100
FGR	652	55
FOP	48	30
FSP	313	40
TOTALS	3,485	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,970	110.4500	174.51	518,295	2020	2020	0	0	1.50	98.50
1 SFR CUST - 100% - 2021						Heated Area: 2472		HX Base Yr 2021			
The diagram shows a floor plan with three main rooms: FSP 2020 (top left), BAS 2020 (center), and FGR 2020 (bottom left). Dimensions are provided for various segments of the rooms. FSP 2020 has a top width of 31, a left vertical segment of 11, a bottom horizontal segment of 28, and a right vertical segment of 8. BAS 2020 has a right vertical segment of 61. FGR 2020 has a left vertical segment of 21, a bottom horizontal segment of 19, a right vertical segment of 11, and a top horizontal segment of 30. There are also several smaller segments and connections between rooms with dimensions like 7, 4.2, 9, 10, 16, 7, 3, 13, 9, and 7.											
BLD DATE				LGL DATE				05/03/2025			