LOT 190
ESMT PT OR 1774/896
AMELIA NATIONAL #1B PB 7/191

LIPPY EUGENE BLAKE
95181 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0190-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

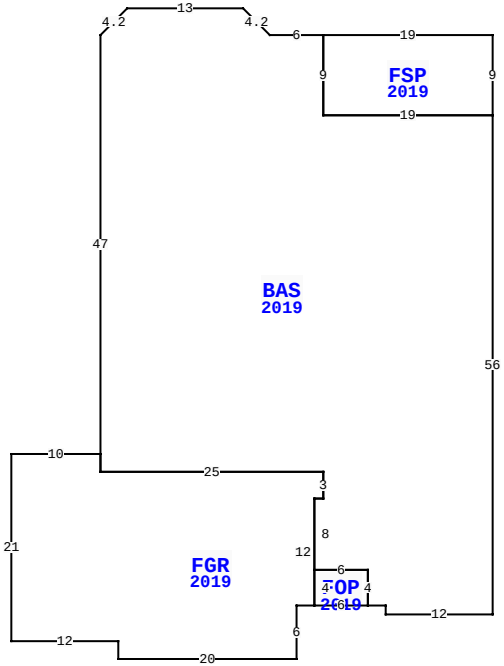
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,318	100	2019	2,318	408,278
FGR	701	55	2019	386	67,988
FOP	24	30	2019	7	1,233
FSP	171	40	2019	68	11,977
TOTALS	3,214			2,779	489,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,779	114.3360	180.65	502,026	2019	2019	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2020 Heated Area: 2318 HX Base Yr 2020



95181 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		489,475
TOTAL MARKET OB/XF VALUE		7,993
TOTAL LAND VALUE - MARKET		121,500
TOTAL MARKET VALUE		618,968
SOH/AGL Deduction		229,894
ASSESSED VALUE		389,074
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		338,352
TOTAL JUST VALUE		618,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		623,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19013065	CO ISSUED	0	12/31/2019
B1904955	NEW CONSTR	321,205	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2777/1355	3/26/2025	WD	Q	I	01	669,000
GRANTOR: TERZO FRANK C III						
GRANTEE: LIPPY EUGENE BLAKE						
2329/1079	12/31/2019	WD	Q	I	01	465,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: TERZO FRANK C III						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W19 BAS=[YR=2019] W6 U3 L3 W13 D3 L3 S47 FGR=[YR=2019] W10 S21 E12 S2 E20 N6 E2 FOP=[YR=2019] E6 N4 W6 S4$ N12 E1 N3 W25 N2$ S2 E25 S3 W1 S8 E6 S4 E2 S1 E12 N56 W19 N9$ S9 E19 N9$.

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	0	0	785.00	SF	10.00	10.00	100	2019	2019	3	97	7,615	
2	0855	CONC PAVER	0	100	0	0	39.00	SF	10.00	10.00	100	2019	2019	3	97	378	

LAND DESCRIPTION

TOTAL OB/XF 7,993

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 01/16/2020 BY NW Total Acres: 0.00 Total Land Value: 121,500 Market: 0 Agricultural: 0 Common: 121,500 PRINTED 07/30/2025 BY SYS