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

MIELE MICHAEL A/DEAN-MIELE BEATRICE
95169 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0191-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

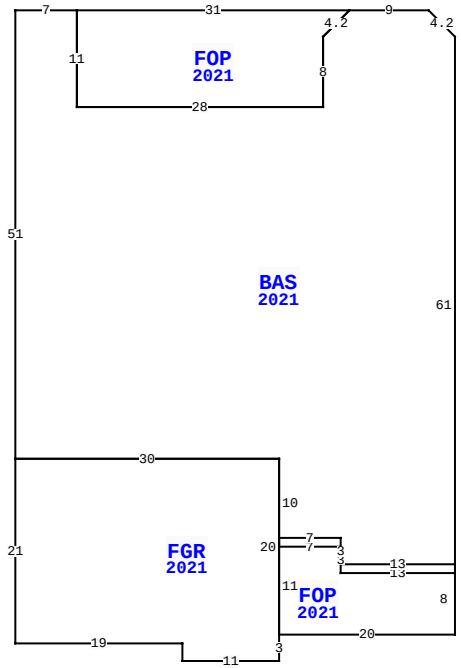
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,472	100	2021	2,472	424,530
FGR	652	55	2021	359	61,653
FOP	181	30	2021	54	9,273
FOP	313	30	2021	94	16,143
TOTALS	3,618			2,979	511,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,979	109.7920	173.47	516,767	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2023 Heated Area: 2472 HX Base Yr 2023



95169 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		511,599
TOTAL MARKET OB/XF VALUE		8,771
TOTAL LAND VALUE - MARKET		121,500
TOTAL MARKET VALUE		641,870
SOH/AGL Deduction		28,814
ASSESSED VALUE		613,056
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		562,334
TOTAL JUST VALUE		641,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		645,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010534	CO ISSUED	0	05/07/2021
B2010534	NEW CONSTR	346,781	10/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2581/1323	8/01/2022	WD	Q	I	02	675,000
GRANTOR: CLARK RYAN M & JILL M						
GRANTEE: MIELE MICHAEL S & B						
2463/0420	5/07/2021	WD	Q	I	01	481,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: CLARK RYAN M & JILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 W9 FOP=[YR=2021] W31 S11 E28 N8 U3 R3 $ D3 L3 S8 W28 N11 W7 S51 FGR=[YR=2021] S21 E19 S2 E11 N3 FOP=[YR=2021] E20 N8 W13 N3 W7 S11$ N20 W30$ E30 S10 E7 S3 E13 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	0	0	886.00	SF	10.00	10.00	100	2021	2021	3	99	8,771	

LAND DESCRIPTION

TOTAL OB/XF 8,771

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 12/28/2021 BY DJ Total Acres: 0.00 Total Land Value: 121,500 Market: 0 Agricultural: 0 Common: 121,500 PRINTED 07/30/2025 BY SYS