LOT 192
ESMT PT OR 1774/896
AMELIA NATIONAL #1B PB 7/191

FLACK DONALD
94195 GULL POINT PL
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0192-0000

BUILDING CHARACTERISTICS

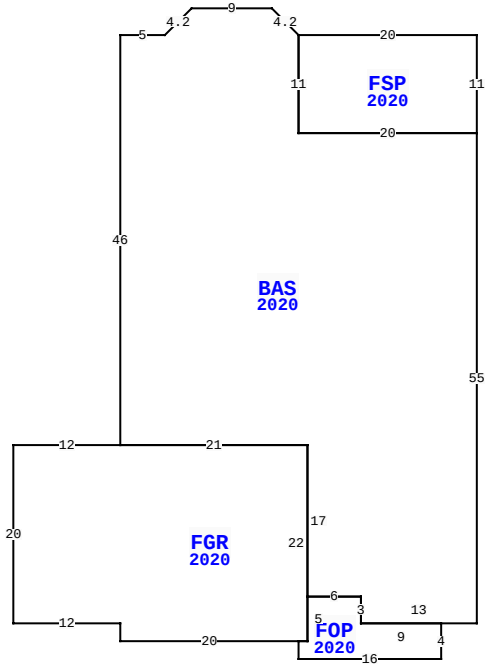
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,018	100	2020	2,018	342,208
FGR	702	55	2020	386	65,457
FOP	80	30	2020	24	4,070
FSP	220	40	2020	88	14,923
TOTALS	3,020			2,516	426,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,516	108.9600	172.16	433,155	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 0% - 0 Heated Area: 2018 HX Base Yr



95157 POPLAR WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	426,658
TOTAL MARKET OB/XF VALUE	7,889
TOTAL LAND VALUE - MARKET	121,500
TOTAL MARKET VALUE	556,047
SOH/AGL Deduction	96,675
ASSESSED VALUE	459,372
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	459,372
TOTAL JUST VALUE	556,047
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	563,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906121	CO ISSUED	0	04/09/2020
B1906121	NEW CONSTR	288,135	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2761/1056	1/10/2025	WD	Q	I	01	615,000
GRANTOR: KLEESS ERIC C &						
GRANTEE: FLACK DONALD						
2354/1218	4/17/2020	WD	Q	I	01	353,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: KLEESS ERIC C & XIA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W20 BAS=[YR=2020] U3 L3 W9 D3 L3 W5 S46 FGR=[YR=2020] W12 S20 E12 S2 E20 FOP=[YR=2020] S2 E16 N4 W9 N3 W6 S5 W1$ E1 N22 W21$ E21 S17 E6 S3 E13 N55 W20 N11$ S11 E20 N11$.

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	0	10	3	30.00	SF	10.00	10.00	100	2020	2020	3	98	294	
2	0855	CONC PAVER	0	0	0	0	775.00	SF	10.00	10.00	100	2020	2020	3	98	7,595	

LAND DESCRIPTION

TOTAL OB/XF 7,889

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

REVIEW DATE 03/10/2021 BY KW Total Acres: 0.00 Total Land Value: 121,500 Market: 0 Agricultural: 0 Common: 121,500 PRINTED 07/30/2025 BY SYS