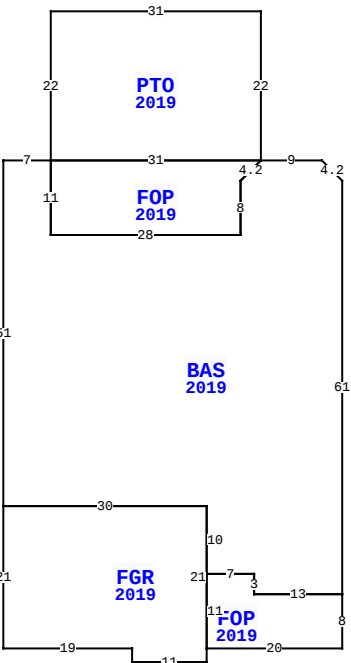


SHAY MICHAEL & KARA
95117 POPLAR WAY
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0195-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		10	ABOVE AVG 100		0500	01	3,013	107.4560	169.78	511,547	2019	2019	2019	0	0	0	2.00	98.00	VALUATION BY		STANDARD																
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2020															Heated Area: 2472																	
Roof Cover		03	COMP SHNGL 100																	HX Base Yr 2020																	
Interior Wall		05	DRYWALL 100																	Tax Group: 4										Tax Dist:							
Interior Floo		11	CLAY TILE 60																	BUILDING MARKET VALUE										501,316							
Interior Floo		14	CARPET 40																	TOTAL MARKET OB/XF VALUE										21,367							
Air Condition		03	CENTRAL 100																	TOTAL LAND VALUE - MARKET										121,500							
Heating Type		04	AIR DUCTED 100																	TOTAL MARKET VALUE										644,183							
Bedrooms			4 100																	SOH/AGL Deduction										301,727							
Bathrooms			3 100																	ASSESSED VALUE										342,456							
Frame		02	WOOD FRAME 100																	TOTAL EXEMPTION VALUE										HX HB		50,722					
Stories		1.	1. 100																	BASE TAXABLE VALUE										291,734							
Units		0	0 100																	TOTAL JUST VALUE										644,183							
Occupancy		00	NONE 100		NCON VALUE										0																						
					INCOME VALUE																																
					PREVIOUS YEAR MKT VALUE										648,880																						
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	2019	2,472	411,302																																
FGR	652	55	2019	359	59,732																																
FOP	181	30	2019	54	8,985																																
FOP	313	30	2019	94	15,640																																
PTO	682	5	2019	34	5,658																																
TOTALS		4,300			3,013	501,316																															
EXTRA FEATURES					95117 POPLAR WAY, FERNANDINA BEACH										BLD DATE				LGL DATE		05/08/2025		MLU														
															XF DATE				LAND DATE																		
															INC DATE				AG DATE																		
L N	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	11	3	33.00	SF	10.00	10.00	100	2019	2019	3	97	320																					
2	0855	CONC PAVER	0	100	0	0	852.00	SF	10.00	10.00	100	2019	2019	3	97	8,264																					
3	0911	SCRN RM A	0	100	31	22	682.00	SF	17.50	17.50	100	2019	2019	3	82	9,787																					
4	0462	ST/AL FNC	0	100	78	0	312.00	SF	10.00	10.00	100	2019	2019	3	87	2,714																					
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282																					
LAND DESCRIPTION					TOTAL OB/XF										21,367																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																				
					</																																