LOT 196
ESMT PT OR 1769/574
AMELIA NATIONAL #1B PB 7/191

PWI TRUST/
95105 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0196-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

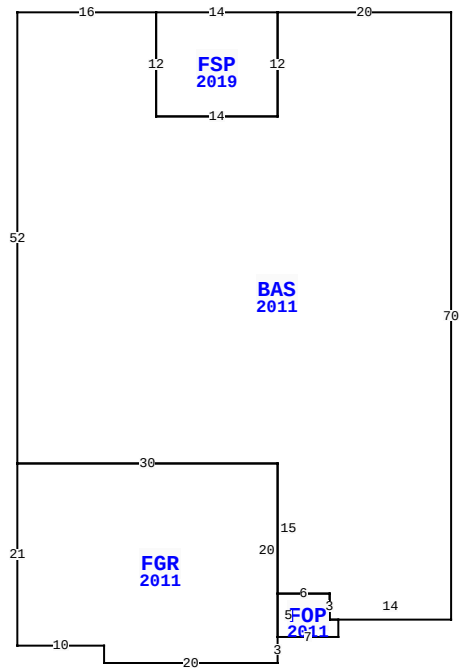
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,774	100	2011	2,774	369,782
FGR	670	55	2011	368	49,056
FOP	32	30	2011	10	1,333
FSP	168	40	2019	67	8,931
TOTALS	3,644			3,219	429,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,219	108.0080	142.57	458,933	2011	2011	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2015 Heated Area: 2774 HX Base Yr 2015



95105 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		429,102
TOTAL MARKET OB/XF VALUE		12,554
TOTAL LAND VALUE - MARKET		121,500
TOTAL MARKET VALUE		563,156
SOH/AGL Deduction		241,341
ASSESSED VALUE		321,815
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		266,093
TOTAL JUST VALUE		563,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		569,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25079	CO ISSUED	0	12/16/2011
M16597	H/AC	0	10/01/2011
E23792	NEW CONSTR	0	09/01/2011
P14985	NEW CONSTR	0	09/01/2011
B25079	NEW CONSTR	313,890	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	8/31/2017	CN	U	I	11	100
GRANTOR: PWI TRUST						
GRANTEE: PWI TRUST ET AL						
9999/9999	8/22/2014	CN	Q	I	02	274,000
GRANTOR: GIOVANNIELLO ROBERT A						
GRANTEE: PWI TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W20 FSP=[YR=2019] W14 S12 E14 N12 $ S12 W14 N12 W16 S52 FGR=[YR=2011] S21 E10 S2 E20 N3 FOP=[YR=2011] E7 N2 W1 N3 W6 S5 $ N20 W30 $ E30 S15 E6 S3 E14 N70 $.

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	924.00	SF	10.00	10.00	100	2011	2011	3	91	8,408	
2	0462	ST/AL FNC	0	100	146	4	584.00	SF	10.00	10.00	100	2014	2014	3	71	4,146	

LAND DESCRIPTION

TOTAL OB/XF 12,554

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 11/15/2019 BY KWA Total Acres: 0.00 Total Land Value: 121,500 Market: 0 Agricultural: 0 Common: 121,500 PRINTED 07/30/2025 BY SYS