LOT 198
ESMT PT OR 1769/574
AMELIA NATIONAL #1B PB 7/191

CONSTABLE CATHERINE D
95079 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0198-0000

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 50
Interior Floo	14	CARPET 50
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

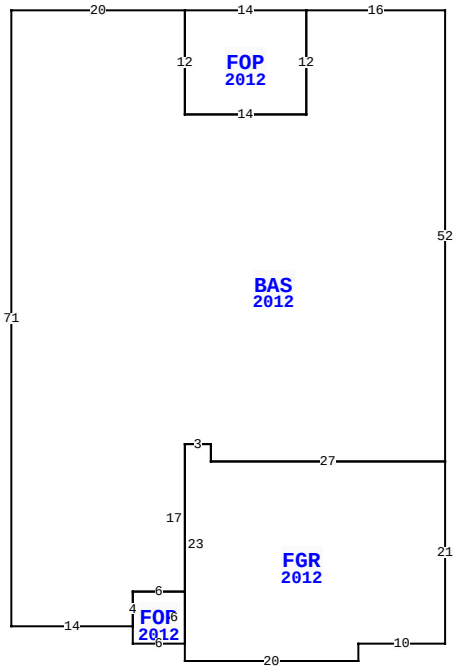
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,782	100	2012	2,782	360,436
FGR	676	55	2012	372	48,197
FOP	36	30	2012	11	1,425
FOP	168	30	2012	50	6,478
TOTALS	3,662			3,215	416,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,215	104.4200	137.83	443,123	2012	2012	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2024 Heated Area: 2782 HX Base Yr 2024



95079 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		416,536
TOTAL MARKET OB/XF VALUE		41,022
TOTAL LAND VALUE - MARKET		121,500
TOTAL MARKET VALUE		579,058
SOH/AGL Deduction		0
ASSESSED VALUE		579,058
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		528,336
TOTAL JUST VALUE		579,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25153	CO ISSUED	0	04/09/2012
B25653	SWIM POOL	20,000	02/01/2012
E23908	NEW CONSTR	0	10/01/2011
P15044	NEW CONSTR	0	10/01/2011
B25153	NEW CONSTR	316,660	09/01/2011
B0720258	NEW CONSTR	202,686	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2642/1808	5/24/2023	WD	Q	I	02	650,000
GRANTOR: MARCIEL CHRISTOPHER W						
GRANTEE: CONSTABLE CATHERINE						
2466/0035	5/13/2021	WD	Q	I	02	480,000
GRANTOR: LIBY LIVING TRUST						
GRANTEE: MARCIEL CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W16 FOP=[YR=2012] W14 S12 E14 N12 $ S12 W14 N12 W20 S71 E14 FOP=[YR=2012] S2 E6 FGR=[YR=2012] S2 E20 N2 E10 N21 W27 N2 W3 S23 $ N6 W6 S4 $ N4 E6 N17 E3 S2 E27 N52 $
.

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	1,098.00	SF	10.00	10.00	100	2012	2012	3	92	10,102	
2	0911	SCRN RM A	0	100	0	0	748.00	SF	17.50	17.50	100	2012	2012	3	50	6,545	
3	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2012	2012	3	64	19,584	
4	0845	KOOL DECK	0	100	0	0	580.00	SF	7.25	7.25	100	2012	2012	3	92	3,869	
5	0462	ST/AL FNC	0	100	36	0	144.00	SF	10.00	10.00	100	2012	2012	3	64	922	

LAND DESCRIPTION

TOTAL OB/XF 41,022

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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 121,500 Market: 0 Agricultural: 0 Common: 121,500 PRINTED 07/30/2025 BY SYS