



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 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	2,700	100	2007	2,700	345,326
FGR	545	55	2007	300	38,370
FOP	42	30	2007	13	1,663
FOP	187	30	2007	56	7,163
FST	15	55	2007	8	1,023
TOTALS	3,489			3,077	393,544

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	948.00	SF	5.20
3	0911	SCRN RM A	0	100	0	0	744.00	SF	17.50
4	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	504.00	SF	10.00
6	0462	ST/AL FNC	0	100	0	0	840.00	SF	10.00
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,077	105.8920	139.78	430,103	2007	2007	0	0
1 SNGL FAM - 100% - 2020 Heated Area: 2700 HX Base Yr 2020									
95067 POPLAR WAY, FERNANDINA BEACH									

TOTAL OB/XF									
33,711									
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1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					393,544				
TOTAL MARKET OB/XF VALUE					33,711				
TOTAL LAND VALUE - MARKET					121,500				
TOTAL MARKET VALUE					548,755				
SOH/AGL Deduction					215,565				
ASSESSED VALUE					333,190				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					282,468				
TOTAL JUST VALUE					548,755				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					558,888				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23197	XFOB	56,881	01/01/2010
B0922971	SWIM POOL	36,500	10/01/2009
B21999	ADDITION	1,550	10/01/2008
M13171	MECH OTHER	0	08/01/2007
E19718	ELEC OTHER	0	07/01/2007
C20075	CO ISSUED	0	06/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2270/0516	4/22/2019	WD	Q	I	01	327,000			
GRANTOR: GIGGY TODD C									
GRANTEE: TOY DAVID L									
1865/0420	6/29/2013	QC	U	I	11	100			
GRANTOR: GIGGY TODD C & DANIKA									
GRANTEE: GIGGY TODD C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W22 FOP=[YR=2007] W16 D3 R3 S11 E13 N14 \$ S14 W13 N11 U3 L3 W9 D3 L3 S67 E15 N1 FOP=[YR=2007] E7 FGR=[YR=2007] S1 E28 N17 FST=[YR=2007] N3 W5 S3 E5 \$ W5 N3 W23 S19 \$ N6 W7 S6 \$ N6 E7 N13 E28 N50 \$.									