

LOT 201
IN OR 1546/181
ESMT OR 1776/1587

PAGE JONATHAN & MOYA
95043 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0201-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	2,396	100	2007	2,396	336,436
FGR	632	55	2007	348	48,865
FOP	54	30	2007	16	2,246
FOP	200	30	2007	60	8,425
FST	15	55	2007	8	1,124
TOTALS	3,297			2,828	397,096

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	0812	CONCRETE C	0	100	0	0	1,090.00	SF	4.00
3	0911	SCRN RM A	0	100	50	32	1,600.00	SF	17.50
4	0861	POOL GUNIT	0	100	34	18	612.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	988.00	SF	10.00

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	NORM	% COND
0900	01	2,828	116.2560	153.46	433,985	2007	2007	0	0	8.50	91.50
1 SNGL FAM - 100% - 2009 Heated Area: 2396 HX Base Yr 2009											
95043 POPLAR WAY, FERNANDINA BEACH											

TOTAL OB/XF									
56,166									
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	0812	CONCRETE C	0	100	0	0	1,090.00	SF	4.00
3	0911	SCRN RM A	0	100	50	32	1,600.00	SF	17.50
4	0861	POOL GUNIT	0	100	34	18	612.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	988.00	SF	10.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		397,096	
TOTAL MARKET OB/XF VALUE		56,166	
TOTAL LAND VALUE - MARKET		121,500	
TOTAL MARKET VALUE		574,762	
SOH/AGL Deduction		316,866	
ASSESSED VALUE		257,896	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		207,174	
TOTAL JUST VALUE		574,762	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		586,413	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23655	ADDITION	29,947	06/01/2010
B23523	SWIM POOL	30,000	04/01/2010
E19870	ELEC OTHER	2,000	08/01/2007
M13173	MECH OTHER	0	08/01/2007
P12534	OTHER	0	07/01/2007
C20148	CO ISSUED	0	06/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1546/0181	1/14/2008	WD U	I	I	21
GRANTOR: MORRISON HOMES INC					
GRANTEE: PAGE JONATHAN & MOY					
1544/1610	1/04/2008	WD U	I	I	21
GRANTOR: MORRISON HOMES INC					
GRANTEE: TAYLOR WOODROW HOME					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W25 FOP=[YR=2007] W25 S8 E25 N8 \$ S8 W25 S50 E12 N2 FOP=[YR=2007] E9 FGR=[YR=2007] S15 E10 S2 E19 N23 W24 FST=[YR=2007] W5 S3 E5 N3\$ S3 W5 S3 \$ N6 W9 S6 \$ N6 E38 N50 \$.									