LOT 202
ESMT PT OR 1769/574
AMELIA NATIONAL #1B PB 7/191

BUTLER CHARLES D & CHRISTI L/E/
95033 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0202-0000

BUILDING CHARACTERISTICS

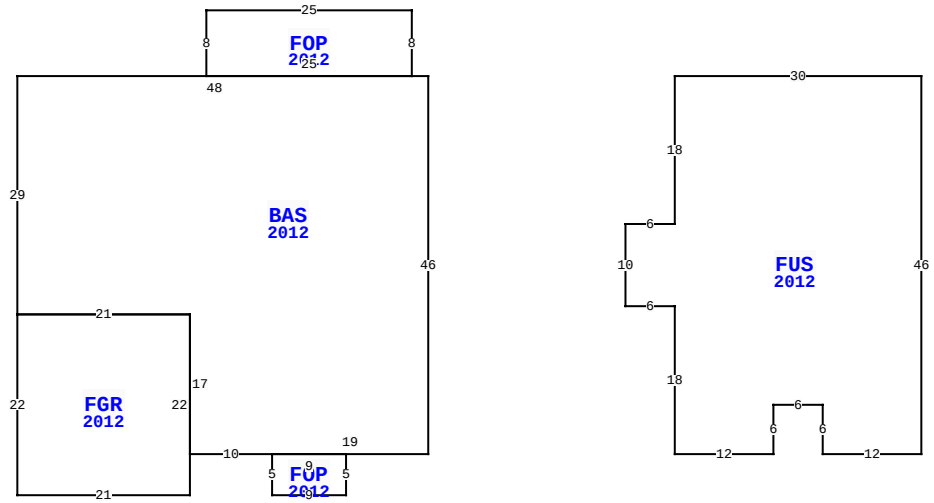
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.	2. 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	1,943	100	2012	1,943	244,320
FGR	462	55	2012	254	31,939
FOP	45	30	2012	14	1,761
FOP	200	30	2012	60	7,544
FUS	1,404	100	2012	1,404	176,544
TOTALS	4,054			3,675	462,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,675	101.3400	133.77	491,605	2012	2012	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2024 Heated Area: 3347 HX Base Yr



95033 POPLAR WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

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	832.00	SF	10.00	10.00	100	2012	2012	3	92	7,654	
2	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2012	2012	3	64	15,667	
3	0911	SCRN RM A	0	100	0	0	675.00	SF	17.50	17.50	100	2012	2012	3	50	5,906	
4	0845	KOOL DECK	0	100	0	0	387.00	SF	7.25	7.25	100	2012	2012	3	92	2,581	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		462,109
TOTAL MARKET OB/XF VALUE		31,808
TOTAL LAND VALUE - MARKET		121,500
TOTAL MARKET VALUE		615,417
SOH/AGL Deduction		0
ASSESSED VALUE		615,417
TOTAL EXEMPTION VALUE	13	615,417
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		615,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		621,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25654	ADDITION	16,585	02/02/2012
B25649	XFOB	2,405	02/01/2012
E24199	NEW CONSTR	0	12/01/2011
B25453	SWIM POOL	20,000	12/01/2011
M16767	H/AC	0	12/01/2011
P15284	NEW CONSTR	0	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/1724	3/20/2024	LE	U	I	11	100
GRANTOR: BUTLER CHARLES D & CH						
GRANTEE: BUTLER REGAN SEANNA						
1781/1286	2/24/2012	WD	Q	I	01	266,100
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: BUTLER CHARLES D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W2 FOP=[YR=2012] N8 W25 S8 E25 $ W48 S29
FGR=[YR=2012] S22 E21 N22 W21 $ E21 S17 E10 FOP=[YR=2012]
S5 E9 N5 W9 $ E19 N46 $ PTR= E30 FUS=[YR=2012] E30 S46 W12
N6 W6 S6 W12 N18 W6 N10 E6 N18 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 31,808

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