PT LOT 205
(EX OR 2417/243)
ESMT OR 1769/602

STRATON JOHN CHARLES/JOHANSON JANN MARIE
95003 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0205-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

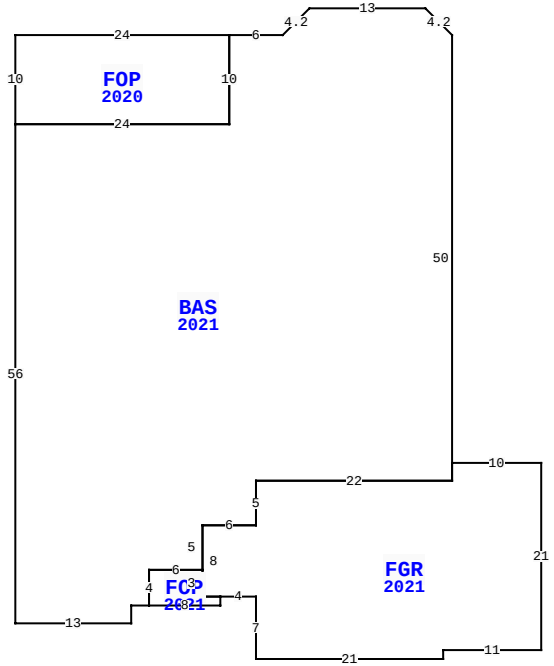
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,584	100	2021	2,584	429,490
FGR	697	55	2021	383	63,659
FOP	240	30	2020	72	11,967
FOP	26	30	2021	8	1,330
TOTALS	3,547			3,047	506,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,047	106.2600	167.89	511,561	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2024 Heated Area: 2584 HX Base Yr 2024



95003 POPLAR WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		506,445
TOTAL MARKET OB/XF VALUE		22,572
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		664,017
SOH/AGL Deduction		0
ASSESSED VALUE		664,017
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		613,295
TOTAL JUST VALUE		664,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		670,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C201930	CO ISSUED	0	01/15/2021
B201930	NEW CONSTR	356,799	03/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/638	4/28/2023	WD	Q	I	01	665,000
GRANTOR: BACHELLER KEVIN S & G						
GRANTEE: STRATON JOHN CHARLE						
2587/0729	1/15/2021	WD	U	I	11	100
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BACHELLER KEVIN S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 W13 D3 L3 W6 FOP=[YR=2020] W24 S10 E24 N10$ S10 W24 S56 E13 N2 E2 FOP=[YR=2021] E8 N1 FGR=[YR=2021] E4 S7 E21 N1 E11 N21 W10 S2 W22 S5 W6 S8 E2 $ W2 N3 W6 S4$ N4 E6 N5 E6 N5 E22 N50$.

EXTRA FEATURES

L N	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	21	3	63.00	SF	10.00	10.00	100	2021	2021	3	99	624	
2	0855	CONC PAVER	0	100	0	0	2,217.00	SF	10.00	10.00	100	2021	2021	3	99	21,948	

LAND DESCRIPTION

TOTAL OB/XF 22,572

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 03/10/2021 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS