LOT 206
AMELIA NATIONAL #1B PB 7/191

BOSTICK ROBERT B & LILLIAM C L/E/
95008 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0206-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

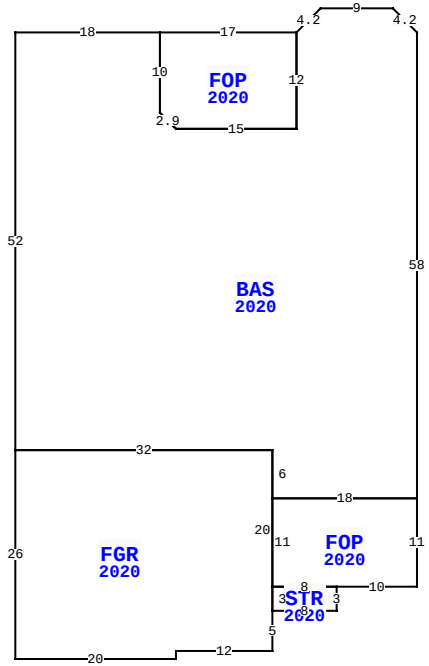
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,542	100	2020	2,542	454,953
FGR	820	55	2020	451	80,718
FOP	198	30	2020	59	10,559
FOP	202	30	2020	61	10,918
STR	24	10	2020	2	358
TOTALS	3,786			3,115	557,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,115	115.0000	181.70	565,996	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 2542 HX Base Yr 2021



95008 POPLAR WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		557,506
TOTAL MARKET OB/XF VALUE		83,216
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		775,722
SOH/AGL Deduction		238,529
ASSESSED VALUE		537,193
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		481,471
TOTAL JUST VALUE		775,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		781,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B210885	SWIM POOL	67,190	01/26/2021
C202890	CO ISSUED	0	12/22/2020
B202890	NEW CONSTR	359,524	04/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2452/0393	3/25/2021	QC	U	I	11	100
GRANTOR: BOSTICK ROBERT B & LI						
GRANTEE: BOSTICK ROBERT B &						
2414/0618	11/23/2020	WD	Q	I	01	567,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BOSTICK ROBERT B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 W9 D3 L3 FOP=[YR=2020] W17 S10 R2 D2 E15 N12$ S12 W15 U2 L2 N10 W18 S52 FGR=[YR=2020] S26 E20 N1 E12 N5 STR=[YR=2020] E8 N3 FOP=[YR=2020] E10 N11 W18 S11 E8$ W8 S3$ N20 W32 $ E32 S6 E18 N58$.

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	15	3	45.00	SF	10.00	10.00	100	2020	2020	3	98	441	
2	0855	CONC PAVER	0	100	0	0	1,185.00	SF	10.00	10.00	100	2020	2020	3	98	11,613	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
4	0911	SCRN RM A	0	100	0	0	1,383.00	SF	17.50	17.50	100	2021	2021	3	90	21,782	
5	0861	POOL GUNIT	0	100	0	0	466.00	SF	85.00	85.00	100	2021	2021	3	93	36,837	
6	0855	CONC PAVER	0	100	0	0	917.00	SF	10.00	10.00	100	2021	2021	3	99	9,078	

LAND DESCRIPTION

TOTAL OB/XF 83,216

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	000134	C	RES POND	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 12/28/2021 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS