LOT 207
AMELIA NATIONAL #1B PB 7/191

MOSER FAMILY REVOCABLE TRUST/MOSER ELLEN M TRUSTEE
P O BOX 1656
BRENTWOOD, CA 94513

2025

26-2N-28-006A-0207-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

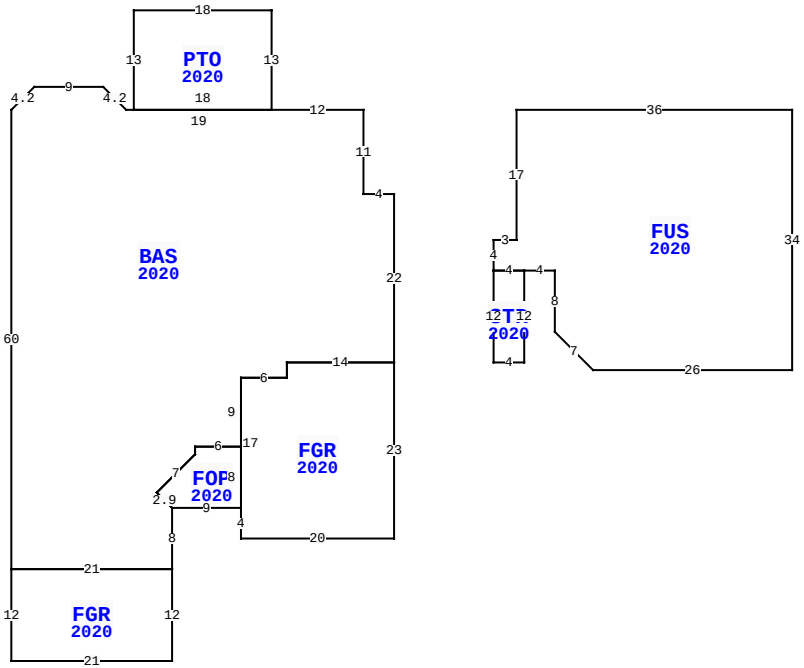
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	2,324	100	2020	2,324	456,552
FGR	252	55	2020	139	27,307
FGR	448	55	2020	246	48,327
FOP	69	30	2020	21	4,126
FUS	1,159	100	2020	1,159	227,686
PTO	234	5	2020	12	2,358
STR	48	10	2020	5	982
TOTALS	4,534			3,906	767,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,906	126.8730	200.46	782,997	2020	2020	0	0	0	2.00	98.00

1 SFR CUST – 0% - 0 Heated Area: 3483 HX Base Yr



95022 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	767,337
TOTAL MARKET OB/XF VALUE	14,717
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	917,054
SOH/AGL Deduction	112,035
ASSESSED VALUE	805,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	805,019
TOTAL JUST VALUE	917,054
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	912,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100955	XFOB - SCRN ENCLO	12,148	01/27/2021
C1907022	CO ISSUED	0	04/03/2020
B1907022	NEW CONSTR	462,055	09/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/0836	11/30/2021	TD	U	I	11	100
GRANTOR: MOSER ELLEN M						
GRANTEE: MOSER FAMILY REVOCA						
2392/1013	9/11/2020	WD	Q	I	01	684,000
GRANTOR: SIMBA REVOCABLE TRUST						
GRANTEE: MOSER ELLEN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 PTO=[YR=2020] N13 W18 S13 E18$ W19 U3 L3 W9 D3 L3 S60 FGR=[YR=2020] S12 E21 N12 W21 $ E21 N8 FOP=[YR=2020] E9 FGR=[YR=2020] S4 E20 N23 W14 S2 W6 S17$ N8 W6 S1 L5 D5 D2 R2 $ U2 L2 U5 R5 N1 E6 N9 E6 N2 E14 N22 W4 N11$ PTR= E20 FUS=[YR=2020] E36 S34 W26 U5 L5 N8 W4 STR=[YR=2020] S12 W4 N12 E4$ W4 N4 E3 N17$ W20$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0855	CONC PAVER	0	0	0	0	801.00	SF	10.00	10.00	100	2020	2020	3	98	7,850	
3	0911	SCRN RM A	0	0	12	18	216.00	SF	17.50	17.50	100	2021	2021	3	90	3,402	

LAND DESCRIPTION

TOTAL OB/XF 14,717

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	000135	C	RES NATURAL	0		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