LOT 208
AMELIA NATIONAL #1B PB 7/191

WEIR JAMES P & SHERYL A REV LIVING TRUST/WEIR JAME
95036 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0208-0000

BUILDING CHARACTERISTICS

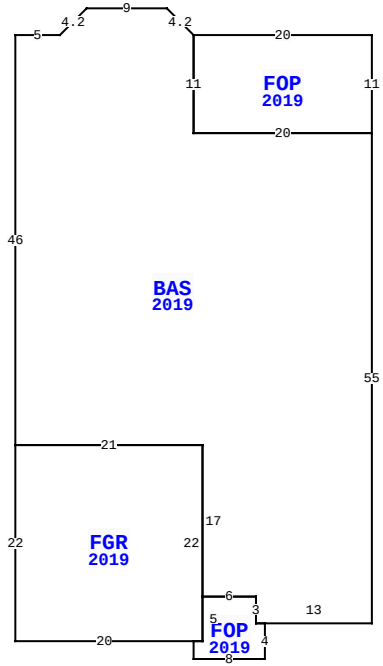
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	2,018	100	2019	2,018	365,591
FGR	462	55	2019	254	46,016
FOP	48	30	2019	14	2,536
FOP	220	30	2019	66	11,956
TOTALS	2,748			2,352	426,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,352	117.6000	185.81	437,025	2019	2019	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2023 Heated Area: 2018 HX Base Yr 2023



95036 POPLAR WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		426,099
TOTAL MARKET OB/XF VALUE		6,509
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		567,608
SOH/AGL Deduction		203,736
ASSESSED VALUE		363,872
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		313,150
TOTAL JUST VALUE		567,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		578,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19013070	CO ISSUED	0	12/31/2019
B1905604	NEW CONSTR	275,465	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/1608	6/15/2022	QC	U	I	11	100
GRANTOR: WEIR JAMES & SHERYL						
GRANTEE: WEIR JAMES P & SHER						
2557/0836	11/30/2021	TD	U	I	11	100
GRANTOR: MOSER ELLEN M						
GRANTEE: MOSER FAMILY REVOCA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W20 BAS=[YR=2019] U3 L3 W9 L3 D3 W5 S46
FGR=[YR=2019] S22 E20 FOP=[YR=2019] S2 E8 N4 W1 N3 W6 S5
W1$ E1 N22 W21$ E21 S17 E6 S3 E13 N55 W20 N11$ S11 E20 N11$.

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	607.00	SF	10.00	10.00	100	2019	2019	3	97	5,888	
2	0855	CONC PAVER	0	100	0	0	64.00	SF	10.00	10.00	100	2019	2019	3	97	621	

LAND DESCRIPTION

TOTAL OB/XF 6,509

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	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 01/16/2020 BY NW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS