



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	2,714	100	2011	2,714	356,227
FGR	730	55	2011	402	52,765
FOP	42	30	2011	13	1,706
FOP	168	30	2011	50	6,563
UOP	574	20	2020	115	15,095
TOTALS	4,228			3,294	432,355

EXTRA FEATURES									
L N	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	968.00	SF	10.00
2	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,294	106.3520	140.38	462,412	2011	2011	0	0	0	6.50	93.50	
1 SNGL FAM - 100% - 2023 Heated Area: 2714 HX Base Yr 2023													
95050 POPLAR WAY, FERNANDINA BEACH													

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

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		432,355	
TOTAL MARKET OB/XF VALUE		11,809	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		579,164	
SOH/AGL Deduction		0	
ASSESSED VALUE		579,164	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		528,442	
TOTAL JUST VALUE		579,164	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		588,656	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24362	CO ISSUED	0	05/05/2011
M16013	H/AC	0	03/01/2011
P14668	NEW CONSTR	0	03/01/2011
B24362	NEW CONSTR	310,935	02/01/2011
E23266	ELEC OTHER	0	02/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2788/59	5/15/2025	WD	Q	I	01
GRANTOR: WALDEN CHRISTOPHER &					
GRANTEE: DOUFFAS SUSAN OLMST					
2445/0022	3/22/2021	WD	Q	I	01
GRANTOR: JOWERS SEAN M & ANNA					
GRANTEE: WALDEN CHRISTPHER R					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2020] N14 W41 S14 E41\$ BAS=[YR=2011] W16 FOP=[YR=2011] W14 S12 E14 N12 \$ S12 W14 N12 W20 S70 E12 FOP=[YR=2011] S3 E8 FGR=[YR=2011] S2 E20 N2 E10 N23 W30 S23 \$ N6 W6 S3 W2 \$ E2 N3 E6 N17 E30 N50\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
11,809									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000		