

LOT 210
IN OR 2248/1845
AMELIA NATIONAL #1B PB 7/191

JOHNSON WILLIAM RICKY & CAROL DARLENE
95064 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0210-0000

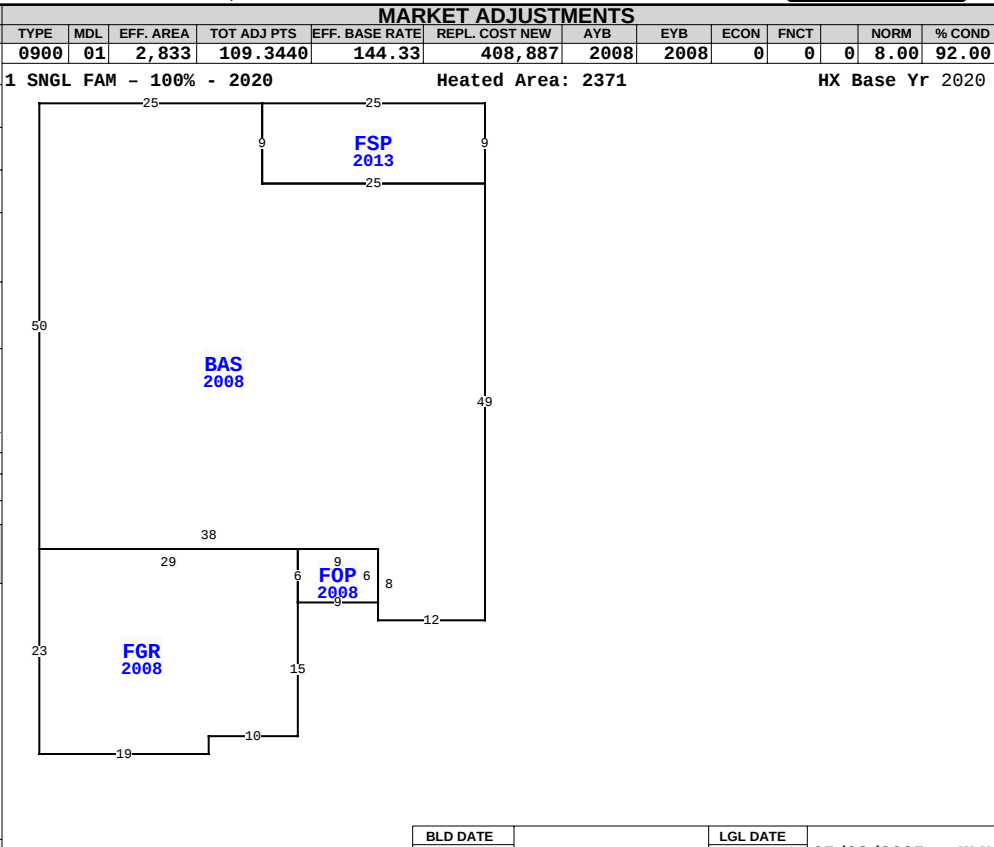


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,371	100	2008	2,371	314,830
FGR	647	55	2008	356	47,271
FOP	54	30	2008	16	2,124
FSP	225	40	2013	90	11,951
TOTALS	3,297			2,833	376,176

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,011.00	SF	4.00
3	0462	ST/AL FNC	0	100	150	0	600.00	SF	10.00



95064 POPLAR WAY, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	
			05/08/2025	MLU

LAND DESCRIPTION										TOTAL OB/XF							9,624		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
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		11/15/2019		BY KWA		Total Acres: 0.00			Total Land Value: 135,000			Market: 0			Agricultural: 0				

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										376,176				
TOTAL MARKET OB/XF VALUE										9,624				
TOTAL LAND VALUE - MARKET										135,000				
TOTAL MARKET VALUE										520,800				
SOH/AGL Deduction										213,980				
ASSESSED VALUE										306,820				
TOTAL EXEMPTION VALUE										HX HB VX VP				231,491
BASE TAXABLE VALUE														75,329
TOTAL JUST VALUE														520,800
NCON VALUE														0
INCOME VALUE														
PREVIOUS YEAR MKT VALUE														533,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13714	4 TON AC UNIT	0	03/01/2008
P13092	OTHER	0	03/01/2008
C20325	CO ISSUED	0	08/01/2007
R10995	REPAIR/RRF	5,000	08/01/2007
B20325	NEW CONSTR	214,170	08/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2248/1845	1/10/2019	WD	Q	I	01	280,000			
GRANTOR: PETERSON CHRISTOPHER									
GRANTEE: JOHNSON WILLIAM RIC									
1598/1681	12/30/2008	WD	Q	I		256,000			
GRANTOR: TAYLOR WOODROW HOMES									
GRANTEE: PETERSON CHRISTOPHE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2013] W25 BAS=[YR=2008] W25 S50 FGR=[YR=2008] S23 E19 N2 E10 N15 FOP=[YR=2008] E9 N6 W9 S6 \$ N6 W29 \$ E38 S8 E12 N49 W25 N9 \$ S9 E25 N9 \$.									