LOT 213
AMELIA NATIONAL #1B PB 7/191

SULLIVAN ROBERT & GAIL
95104 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0213-0000

BUILDING CHARACTERISTICS

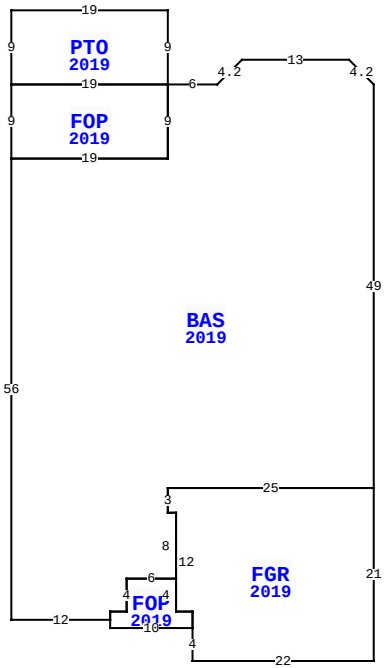
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,318	100	2019	2,318	390,107
FGR	495	55	2019	272	45,776
FOP	44	30	2019	13	2,188
FOP	171	30	2019	51	8,583
PTO	171	5	2019	9	1,514
TOTALS	3,199			2,663	448,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,663	109.2480	172.61	459,660	2019	2019	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2021 Heated Area: 2318 HX Base Yr 2021



95104 POPLAR WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		448,168
TOTAL MARKET OB/XF VALUE		5,830
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		588,998
SOH/AGL Deduction		216,932
ASSESSED VALUE		372,066
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		316,344
TOTAL JUST VALUE		588,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		598,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905142	CO ISSUED	0	09/25/2019
19005142	NEW CONSTR	310,582	05/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2389/0181	8/31/2020	WD	Q	I	01	399,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SULLIVAN ROBERT & G						
2164/0373	12/11/2017	SW	U	V	37	481,000
GRANTOR: WEEKLEY HOMES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W13 D3 L3 W6 PTO=[YR=2019] N9 W19 S9 E19$ FOP=[YR=2019] W19 S9 E19 N9$ S9 W19 S56 E12 FOP=[YR=2019] S1 E10 FGR=[YR=2019] S4 E22 N21 W25 S3 E1 S12 E2 S2$ N2 W2 N4 W6 S4 W2 S1$ N1 E2 N4 E6 N8 W1 N3 E25 N49$.

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	16	3	48.00	SF	10.00	10.00	100	2019	2019	3	97	466	
2	0855	CONC PAVER	0	100	0	0	553.00	SF	10.00	10.00	100	2019	2019	3	97	5,364	

LAND DESCRIPTION

TOTAL OB/XF 5,830

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 11/07/2019 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS