LOT 217
IN OR 1778/577
AMELIA NATIONAL #1B PB 7/191

TESTERMAN STEPHEN D & NICOLA
95150 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0217-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

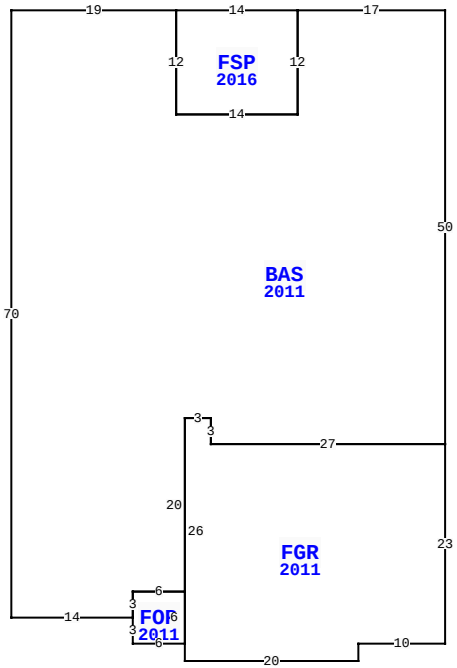
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,705	100	2011	2,705	340,629
FGR	739	55	2011	406	51,126
FOP	36	30	2011	11	1,385
FSP	168	40	2016	67	8,437
TOTALS	3,648			3,189	401,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,189	102.0280	134.68	429,495	2011	2011	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2014 Heated Area: 2705 HX Base Yr 2014



95150 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		401,578
TOTAL MARKET OB/XF VALUE		9,109
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		545,687
SOH/AGL Deduction		261,415
ASSESSED VALUE		284,272
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		228,550
TOTAL JUST VALUE		545,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24941	CO ISSUED	0	10/24/2011
E23677	NEW CONSTR	0	08/01/2011
M16468	H/AC	0	08/01/2011
P14899	NEW CONSTR	0	08/01/2011
B24941	NEW CONSTR	313,890	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1778/0577	2/06/2012	WD	Q	I	02	201,000
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: TESTERMAN STEPHEN D						
1544/1610	1/04/2008	WD	U	V	21	100
GRANTOR: MORRISON HOMES INC						
GRANTEE: TAYLOR WOODROW HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W17 FSP=[YR=2016] W14 S12 E14 N12 $ S12 W14 N12 W19 S70 E14 FOP=[YR=2011] S3 E6 FGR=[YR=2011] S2 E20 N2 E10 N23 W27 N3 W3 S26 $ N6 W6 S3 $ N3 E6 N20 E3 S3 E27 N50 $
.

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	1,001.00	SF	10.00	10.00	100	2011	2011	3	91	9,109	

LAND DESCRIPTION

TOTAL OB/XF 9,109

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	000134	C	RES POND	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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS