LOT 237
AMELIA NATIONAL #1B PB 7/191

BOLTON CHRISTOPHER & CAROL L/E/
95288 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0237-0000

BUILDING CHARACTERISTICS

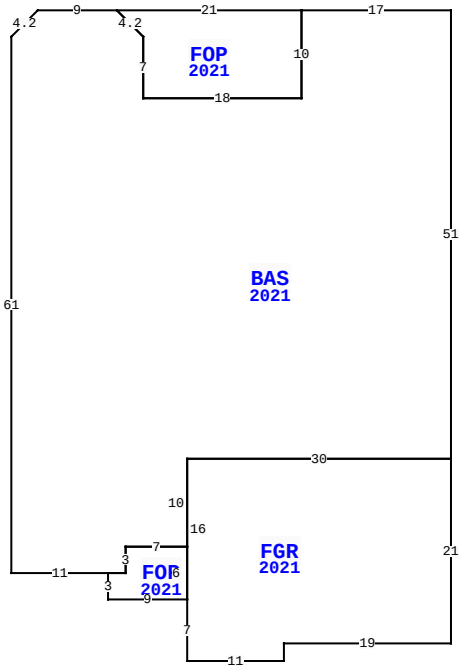
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,600	100	2021	2,600	444,504
FGR	652	55	2021	359	61,376
FOP	48	30	2021	14	2,394
FOP	185	30	2021	56	9,574
TOTALS	3,485			3,029	517,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,029	109.2960	172.69	523,078	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2022 Heated Area: 2600 HX Base Yr 2022



95288 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		517,847
TOTAL MARKET OB/XF VALUE		53,964
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		771,811
SOH/AGL Deduction		153,235
ASSESSED VALUE		618,576
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		567,854
TOTAL JUST VALUE		771,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		714,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016960	ADDITION	10,000	12/08/2021
B2110849	SWIM POOL	75,000	08/17/2021
C209960	CO ISSUED	0	06/25/2021
B209960	NEW CONSTR	354,824	10/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2510/1309	10/21/2021	QC	U	V	11	100
GRANTOR: BOLTON CHRISTOPHER &						
GRANTEE: BOLTON FAMILY TRUST						
2477/1242	6/25/2021	WD	Q	I	01	567,500
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BOLTON CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FOP=[YR=2021] W21 D3 R3 S7 E18 N10$ S10 W18 N7 U3 L3 W9 D3 L3 S61 E11 FOP=[YR=2021] S3 E9 FGR=[YR=2021] S7 E11 N2 E19 N21 W30 S16$ N6 W7 S3 W2$ E2 N3 E7 N10 E30 N51$.

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	0861	POOL GUNIT	0	100	0	0	295.00	SF	85.00	85.00	100	2021	2021	3	93	23,320	
2	0911	SCRN RM A	0	100	0	0	923.00	SF	17.50	17.50	100	2021	2021	3	90	14,537	
3	0855	CONC PAVER	0	100	0	0	628.00	SF	10.00	10.00	100	2021	2021	3	99	6,217	
4	0855	CONC PAVER	0	100	0	0	999.00	SF	10.00	10.00	100	2021	2021	3	99	9,890	

LAND DESCRIPTION

TOTAL OB/XF 53,964

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	200,000.00	200,000.00	200,000							

REVIEW DATE 12/28/2021 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS