

LOT 188
ESMT PT OR 1774/896
AMELIA NATIONAL #1B PB 7/191

KOVAL DAVID & MARYANN
95203 POPLAR WAY
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0188-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
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	02	Quality Level 02			
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	2,472	100	2020	2,472	421,962
FGR	652	55	2020	359	61,280
FOP	48	30	2020	14	2,390
FSP	313	40	2020	125	21,338
TOTALS	3,485			2,970	506,969

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,970	104.9275	174.18	517,315	2020	2020	0	0	2.00	98.00
1 SFR CUST 100% - 2021 Heated Area: 2472 HX Base Yr 2021											
BLD DATE							LGL DATE		05/08/2025		