

LOT 189
ESMT PT OR 1774/896
AMELIA NATIONAL #1B PB 7/191

LUONGO WILLIAM ACE/BENNETT KENDRA
95191 POPLAR WAY
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0189-0000



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	13	LVT/LAMMT 50			
Interior Floo	14	CARPET 50			
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	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	2,712	100	2020	2,712	362,494
FGR	726	55	2020	399	53,332
FOP	126	30	2020	38	5,080
FSP	217	40	2020	87	11,628
TOTALS	3,781			3,236	432,534

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,236	97.0140	161.04	521,125	2020	2020	15	0	0	2.00	83.00
1 SFR CUST		0% - 2026		Heated Area: 2712				HX Base Yr				
The diagram shows a floor plan with three labeled areas: BAS 2020 (a large central rectangle), FGR 2020 (a smaller rectangle at the bottom left), and FOP 2020 (a small rectangle at the bottom right). Dimensions are provided for various segments of the perimeter and internal divisions. The perimeter dimensions, starting from the top left and moving clockwise, are: 18, 17, 4.2, 3, 68, 7, 18, 11, 21, 22, 32, and 52. Internal dimensions include: 10, 13, 14, 4.2, 16, 23, 7, and 18.												