

LOT 198  
ESMT PT OR 1769/574  
AMELIA NATIONAL #1B PB 7/191

CONSTABLE CATHERINE D  
95079 POPLAR WAY  
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0198-0000



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                |                        |                  |                      | MARKET ADJUSTMENTS                 |                |                |             |                |           |          |             |         |                   |                   |            | NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|------------------------|------------------|----------------------|------------------------------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|-------------------|-------------------|------------|------------------------|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION   | TYPE                   | MDL              | EFF. AREA            | TOT ADJ PTS                        | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     |             | NORM    | % COND            | PAGE 1 of 1 4     |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 17               | CB STUCCO 100  | 0900                   | 01               | 3,215                | 99.1990                            | 137.89         | 443,316        | 2012        | 2012           | 0         | 0        | 0           | 6.50    | 93.50             | VALUATION SUMMARY |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100  | 1 SNGL FAM 100% - 2024 |                  |                      |                                    |                |                |             |                |           |          |             |         | Heated Area: 2782 |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                        |                  |                      |                                    |                |                |             |                |           |          |             |         | HX Base Yr 2024   |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    |                        |                  |                      |                                    |                |                |             |                |           |          |             |         |                   |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 11               | CLAY TILE 50   |                        |                  |                      |                                    |                |                |             |                |           |          |             |         |                   |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 50      |                        |                  |                      |                                    |                |                |             |                |           |          |             |         |                   |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                       |                  |                | 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                                                                                                                                           | 2,782            | 100            | 2012                   | 2,782            | 358,675              |                                    |                |                |             |                |           |          |             |         |                   |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                           | 676              | 55             | 2012                   | 372              | 47,961               |                                    |                |                |             |                |           |          |             |         |                   |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 36               | 30             | 2012                   | 11               | 1,418                |                                    |                |                |             |                |           |          |             |         |                   |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 168              | 30             | 2012                   | 50               | 6,447                |                                    |                |                |             |                |           |          |             |         |                   |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  |                | 3,662                  |                  | 3,215                | 414,500                            |                |                |             |                |           |          |             |         |                   |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                |                        |                  |                      | 95079 POPLAR WAY, FERNANDINA BEACH |                |                |             |                |           |          |             |         |                   |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                           | 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      |                        |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0911             | SCRN RM A      | 0                      | 100              | 0                    | 0                                  | 748.00         | SF             | 18.00       | 18.00          | 100       | 2012     | 2012        | 3       | 45                | 6,059             |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 0860             | POOL/SPA       | 0                      | 100              | 0                    | 0                                  | 1.00           | UT             | 50,000.00   | 50,000.00      | 100       | 2012     | 2012        | 04      | 90                | 45,000            |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 51,059                                                                                                                            |                  |                |                        |                  |                      |                                    |                |                |             |                |           |          |             |         |                   |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                |                        |                  |                      |                                    |                |                |             |                |           |          |             |         |                   |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                           | USE CODE         | CLS            | LAND USE DESCRIPTION   | CAP              | R D                  | LOC ZONE                           | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPH FACT | % COND      | TOT ADJ | UNIT PRICE        | ADJ UNIT PRICE    | LAND VALUE |                        |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                             | 000100           | C              | RES                    | 100              |                      | PUD                                | 0.00           | 0.00           | 1.00        | LT             |           | 1.00     | 1.00        | 0.90    | 135,000.00        | 121,500.00        | 121,500    |                        |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 121,500 Market: 0 Agricultural: 0 Common: 121,500 PRINTED 07/09/2026 BY SYS |                  |                |                        |                  |                      |                                    |                |                |             |                |           |          |             |         |                   |                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE 414,500

TOTAL MARKET OB/XF VALUE 51,059

TOTAL LAND VALUE - MARKET 121,500

TOTAL MARKET VALUE 587,059

SOH/AGL Deduction 0

ASSESSED VALUE 587,059

TOTAL EXEMPTION VALUE HX HB 51,411

BASE TAXABLE VALUE 535,648

TOTAL JUST VALUE 587,059

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 579,058

PERMIT NUM

DESCRIPTION

AMT

ISSUED

C25153 CO ISSUED 0 04/09/2012

B25653 SWIM POOL 20,000 02/01/2012

E23908 NEW CONSTR 0 10/01/2011

P15044 NEW CONSTR 0 10/01/2011

B25153 NEW CONSTR 316,660 09/01/2011

B0720258 NEW CONSTR 202,686 07/01/2007

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2642/1808 5/24/2023 WD Q I 02 650,000

GRANTOR: MARCIEL CHRISTOPHER W

GRANTEE: CONSTABLE CATHERINE

2466/0035 5/13/2021 WD Q I 02 480,000

GRANTOR: LIBY LIVING TRUST

GRANTEE: MARCIEL CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W16 FOP=[YR=2012] W14 S12 E14 N12 \$ S12 W14 N12 W20 S71 E14 FOP=[YR=2012] S2 E6 FGR=[YR=2012] S2 E20 N2 E10 N21 W27 N2 W3 S23 \$ N6 W6 S4 \$ N4 E6 N17 E3 S2 E27 N52 \$