

LOT 201
IN OR 1546/181
ESMT OR 1776/1587

PAGE JONATHAN & MOYA
95043 POPLAR WAY
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0201-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	2,396	100	2007	2,396	334,729
FGR	632	55	2007	348	48,617
FOP	54	30	2007	16	2,235
FOP	200	30	2007	60	8,382
FST	15	55	2007	8	1,117
TOTALS	3,297			2,828	395,081

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0911	SCRN RM A	0	100	50	32	1,600.00	SF	18.00
4	0860	POOL/SPA	0	100	34	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,828	110.4432	153.52	434,155	2007	2007	0	0	0	9.00	91.00	
1 SNGL FAM 100% - 2009 Heated Area: 2396 HX Base Yr 2009													
95043 POPLAR WAY, FERNANDINA BEACH													

TOTAL OB/XF 55,695													
BLD DATE	XF DATE	INC DATE	11/01/2007	RK	LGL DATE	LAND DATE	AG DATE	05/08/2025	MLU				
OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2007	2007	3
3	0911	SCRN RM A	0	100	50	32	1,600.00	SF	18.00	100	2010	2010	3
4	0860	POOL/SPA	0	100	34	0	1.00	UT	50,000.00	100	2010	2010	04

TOTAL OB/XF 55,695													
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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY													
PAGE 1 of 1 4													
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										395,081			
TOTAL MARKET OB/XF VALUE										55,695			
TOTAL LAND VALUE - MARKET										121,500			
TOTAL MARKET VALUE										572,276			
SOH/AGL Deduction										307,417			
ASSESSED VALUE										264,859			
TOTAL EXEMPTION VALUE										51,411			
BASE TAXABLE VALUE										213,448			
TOTAL JUST VALUE										572,276			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										574,762			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23655	ADDITION	29,947	06/01/2010
B23523	SWIM POOL	30,000	04/01/2010
E19870	ELEC OTHER	2,000	08/01/2007
M13173	MECH OTHER	0	08/01/2007
P12534	OTHER	0	07/01/2007
C20148	CO ISSUED	0	06/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1546/0181	1/14/2008	WD	U	I	21	275,000	
GRANTOR: MORRISON HOMES INC							
GRANTEE: PAGE JONATHAN & MOY							
1544/1610	1/04/2008	WD	U	I	21	100	
GRANTOR: MORRISON HOMES INC							
GRANTEE: TAYLOR WOODROW HOME							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2007] W25 FOP=[YR=2007] W25 S8 E25 N8 \$ S8 W25 S50 E12 N2 FOP=[YR=2007] E9 FGR=[YR=2007] S15 E10 S2 E19 N23 W24 FST=[YR=2007] W5 S3 E5 N3\$ S3 W5 S3 \$ N6 W9 S6 \$ N6 E38 N50 \$.									