

LOT 217
IN OR 1778/577
AMELIA NATIONAL #1B PB 7/191

TESTERMAN STEPHEN D & NICOLA
95150 POPLAR WAY
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0217-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	11	CLAY TILE 30			
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	2,705	100	2011	2,705	338,934
FGR	739	55	2011	406	50,871
FOP	36	30	2011	11	1,378
FSP	168	40	2016	67	8,395
TOTALS	3,648			3,189	399,578

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,189	96.9266	134.73	429,654	2011	2011	0	0	7.00	93.00
1 SNGL FAM 100% - 2014 Heated Area: 2705 HX Base Yr 2014											
The diagram shows a floor plan with three labeled areas: FSP 2016 (top), BAS 2011 (middle), and FGR 2011 (bottom). Dimensions are provided for various segments: 19, 14, 17, 12, 14, 50, 70, 27, 23, 10, 20, 6, 3, 14, 26, 20, 3, 3, 14, 20, 26, 3, 3, 6, 3, 14, 20, 26, 3,											