

LOT 219
AMELIA NATIONAL #1B PB 7/191
ESMT IN OR 2608-1323

COFFEY BRIAN K & KESHA M
95176 POPLAR WAY
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0219-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	11	CLAY TILE 40			
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	2,838	100	2008	2,838	363,418
FGR	702	55	2008	386	49,429
FOP	113	30	2008	34	4,354
FSP	298	40	2019	119	15,238
TOTALS	3,951			3,377	432,439

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,377	100.6848	139.95	472,611	2008	2008	0	0	0	8.50	91.50
1 SNGL FAM 100% - 2020 Heated Area: 2838 HX Base Yr 2020												
The diagram is a floor plan with several labeled areas and dimensions. The areas are: FSP 2019 (top left), BAS 2008 (center), FOP 2008 (bottom center), and FGR 2008 (bottom left). Dimensions are provided for various segments: 30, 5, 25, 16, 14, 5.7, 7, 6, 34, 4, 3, 24, 38, 14, 7, 9, 5.7, 15, 16, 10, 18, 28, 61, 1.7												