

LOT 1
IN OR 2244/468
AMELIA NATIONAL #1 PB 7/48

MOORE GERALD N & LYNNE M
95549 BERMUDA DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0001-0000



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	10	ABOVE AVG 100	0500	01	3,700	101.1600	144.15	533,355	2018	2018	0	0	1.50	98.50	VALUATION BY STANDARD											
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2019												Heated Area: 3007											
Roof Cover	03	COMP SHNGL 90													HX Base Yr 2019											
Roof Cover	13	STAND SEAM 10																								
Interior Wall	05	DRYWALL 100																								
Interior Floo	12	HARDWOOD 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	03	Quality Level 03																								
DOR CODE	0100	SINGLE FAMILY																								
MAP NUM		MKT AREA													04											
NEIGHBORHOOD/LOC	4042.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	3,007	100	3,007	426,957																						
FGR	844	55	464	65,883																						
FOP	86	30	26	3,692																						
FOP	677	30	203	28,823																						
TOTALS	4,614		3,700	525,355																						
EXTRA FEATURES			95549 BERMUDA DR, 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										
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465											
2	0855	CONC PAVER	0 100	0	0	1,470.00	SF	10.00	10.00	100	2018	2018	3	98	14,406											
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	86	4,300											
4	0855	CONC PAVER	0 100	0	0	664.00	SF	10.00	10.00	100	2019	2019	3	99	6,574											
5	1134	LANDSCP BL	0 100	60	0	120.00	SF	3.00	3.00	100	2019	2019	3	100	360											
TOTAL OB/XF 29,105																										
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000									
REVIEW DATE 11/07/2019 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																										