

BENSHOP FAMILY REVOCABLE TRUST
95537 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																
Exterior Wall		16	WD FR STUC		100	0500	01	3,284	115.0506	163.95								Tax Group: 4		Tax Dist:															
Roof Structur		08	IRREGULAR		100	1 SFR CUST - 100% - 2021										Heated Area: 2759										HX Base Yr 2021									
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		04	Quality Level		04																														
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	2,759	100	2,759	431,983																															
FGR	731	55	402	62,942																															
FOP	86	30	26	4,071																															
FOP	322	30	97	15,187																															
TOTALS		3,898		3,284	514,183																														
EXTRA FEATURES					95537 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	BLD DATE		LGL DATE		06/12/2023		MLU												
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360		XF DATE		LAND DATE																
2	0861	POOL GUNIT	0 100	0	0	416.00	SF	85.00	85.00	100	2013	2013	3	75	26,520		INC DATE		AG DATE																
3	0855	CONC PAVER	0 100	0	0	950.00	SF	10.00	10.00	100	2013	2013	3	95	9,025																				
4	0811	CONCRETE B	0 100	0	0	1,200.00	SF	5.20	5.20	100	2013	2013	3	95	5,928																				
5	0911	SCRN RM A	0 100	0	0	840.00	SF	17.50	17.50	100	2013	2013	3	65	9,555																				
6	1076	TRELLIS A	0 100	12	12	144.00	SF	7.50	7.50	100	2015	2015	3	81	875																				
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	65	1,300																				
LAND DESCRIPTION										TOTAL OB/XF										56,563															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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																		