



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 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

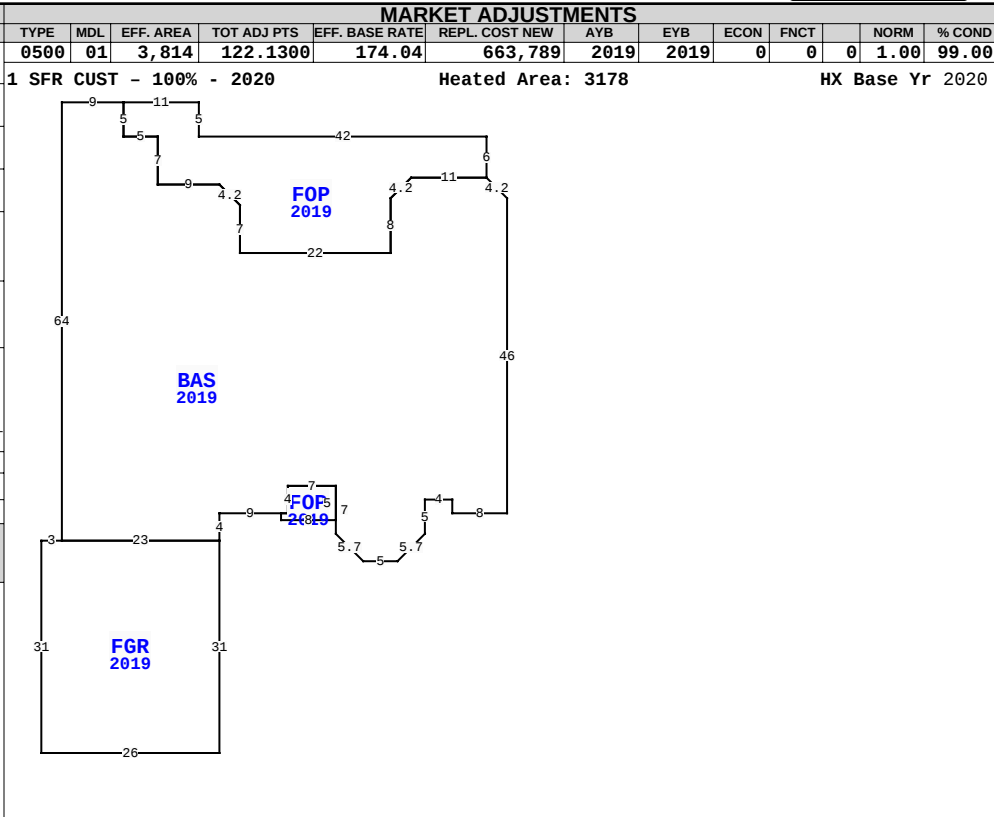
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

NEIGHBORHOOD/LOC 4042.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,178	100	3,178	547,568
FGR	806	55	443	76,329
FOP	36	30	11	1,895
FOP	606	30	182	31,358

TOTALS	4,626		3,814	657,151
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,508.00	SF	10.00	10.00	100	2019
2	0911	SCRN RM A	0 100	0	0	1,388.00	SF	17.50	17.50	100	2019
3	0861	POOL GUNIT	0 100	28	14	392.00	SF	85.00	85.00	100	2019
4	0857	SANDSTONE	0 100	0	0	996.00	SF	16.00	16.00	100	2019
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	



95519 BERMUDA DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						657,151					
TOTAL MARKET OB/XF VALUE						85,514					
TOTAL LAND VALUE - MARKET						115,000					
TOTAL MARKET VALUE						857,665					
SOH/AGL Deduction						278,446					
ASSESSED VALUE						579,219					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						529,219					
TOTAL JUST VALUE						857,665					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						732,597					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807940	CO ISSUED	0	03/08/2019
B1909754	SCRN ENCLSR	34,989	01/01/2019
B1808937	SWIM POOL	57,200	12/01/2018
B1807940	NEW CONSTR	435,125	08/03/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2262/0069	3/14/2019	WD	Q	I	01	736,400	
GRANTOR: FF FLORIDA RESIDENTIA							
GRANTEE: KARPOWSKI WALTER &							
2085/1915	8/29/2016	WD	U	V	11	100	
GRANTOR: FF FLORIDA SOUTHERN H							
GRANTEE: FF FLORIDA RESIDENT							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] U3 L3 FOP=[YR=2019] N6 W42 N5 W11 S5 E5 S7 E9 D3 R3 S7 E22 N8 U3 R3 E11\$ W11 D3 L3 S8 W22 N7 U3 L3 W9 N7 W5 N5 W9 S64 FGR=[YR=2019] W3 S31 E26 N31 W23\$ E23 N4 E9 FOP=[YR=2019] S1 E8 N5 W7 S4 W1\$ E1 N4 E7 S7 D4 R4 E5 U4 R4 N5 E4 S2 E8 N46\$.											