LOT 5
IN OR 1962/323
AMELIA NATIONAL #1 PB 7/48

ZETTEL ROBERT J
95483 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

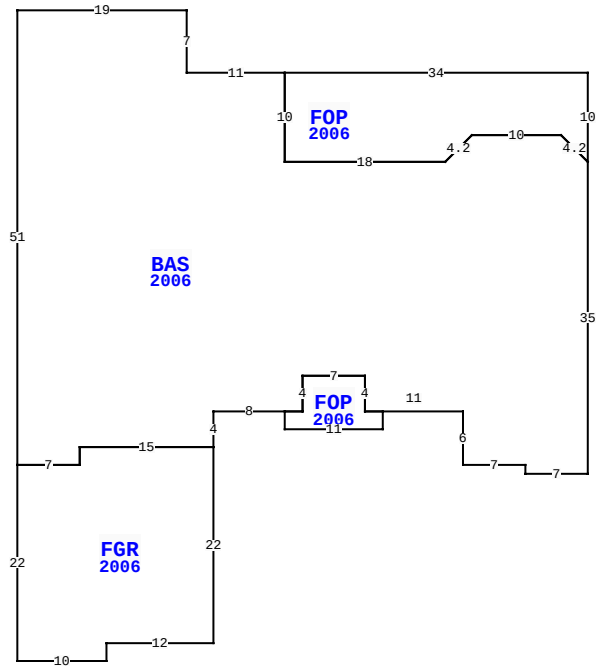
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,429	100	2,429	351,247
FGR	490	55	270	39,044
FOP	50	30	15	2,169
FOP	301	30	90	13,014
TOTALS	3,270		2,804	405,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,804	110.3040	157.18	440,733	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2007 Heated Area: 2429 HX Base Yr 2007



95483 BERMUDA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		405,474
TOTAL MARKET OB/XF VALUE		24,693
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		545,167
SOH/AGL Deduction		311,805
ASSESSED VALUE		233,362
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		183,362
TOTAL JUST VALUE		545,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531599	ADDITION	7,031	12/01/2015
M11191	MECH OTHER	0	03/01/2006
E16679	ELEC OTHER	4,000	02/01/2006
C16990	CO ISSUED	181,100	01/01/2006
R08831	REPAIR/RRF	4,100	01/01/2006
P10628	OTHER	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1962/0323	8/26/2014	WD	U	I	11	100
GRANTOR: ZETTEL ROBERT J & ANN						
GRANTEE: ZETTEL ROBERT J						
1890/1303	11/01/2013	WD	U	I	11	100
GRANTOR: ZETTEL ROBERT J & ANN						
GRANTEE: ZETTEL ROBERT J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W34 BAS=[YR=2006] W11 N7 W19 S51 FGR=[YR=2006] S22 E10N2E12 N22 W15 S2W7$E7N2E15N4 E8 FOP=[YR=2006] S2E11N2 W2N4 W7 S4W2$E2N4E7S4 E11 S6 E7S1E7N35 L3 U3 W10 L3 D3 W18 N10$S10 E18 R3 U3 E10 D3 R3 N10$.

EXTRA FEATURES

LN	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	2006	2006	3	91	3,185	
2	0810	CONCRETE A	0	100	0	0	1,600.00	SF	6.50	6.50	100	2006	2006	3	88	9,152	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2016	2016	3	78	1,950	
4	0911	SCRN RM A	0	100	34	8	272.00	SF	17.50	17.50	100	2016	2016	3	78	3,713	
5	0855	CONC PAVER	0	100	0	0	690.00	SF	10.00	10.00	100	2016	2016	3	97	6,693	

LAND DESCRIPTION

TOTAL OB/XF 24,693

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 01/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS