LOT 7
IN OR 2020/1664
AMELIA NATIONAL #1 PB 7/48

MANKE JOEL R & LYNN A
95451 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0007-0000

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

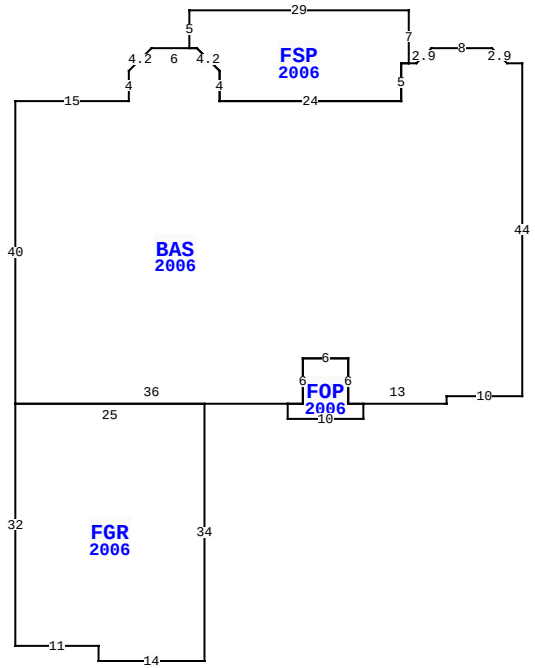
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,809	100	2,809	413,329
FGR	828	55	455	66,951
FOP	56	30	17	2,501
FSP	320	40	128	18,834
TOTALS	4,013		3,409	501,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,409	112.2400	159.94	545,235	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2016 Heated Area: 2809 HX Base Yr 2016



95451 BERMUDA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		501,616
TOTAL MARKET OB/XF VALUE		9,381
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		625,997
SOH/AGL Deduction		297,255
ASSESSED VALUE		328,742
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		278,742
TOTAL JUST VALUE		625,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2107145	ROOF	32,894	06/02/2021
B19554	REMODEL	2,510	03/01/2007
M11805	H/AC	0	07/01/2006
C17684	CO ISSUED	215,946	05/01/2006
R09237	REPAIR/RRF	3,700	05/01/2006
B17684	NEW CONSTR	215,946	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2020/1664	12/29/2015	WD	Q	I	01	379,000
GRANTOR: EVANS RONALD B JR & T						
GRANTEE: MANKE JOEL R & LYNN						
1749/0153	7/15/2011	WD	Q	I	02	271,000
GRANTOR: STEVENS KAREN D						
GRANTEE: EVANS RONALD JR & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 U2 L2 W8 D2 L2 W1 FSP=[YR=2006] N7 W29 S5 E1 D3 R3 S4 E24N5E1$W1S5W24N4 L3 U3 W6 D3 L3 S4W15 S40 FGR=[YR=2006] S32E11S2 E14 N34 W25$E36 FOP=[YR=2006] S2 E10 N2 W2N6W6S6W2$E2N6E6S6E13 N1 E10 N44$.

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	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	2006	2006	3	88	229	
2	0810	CONCRETE A	0	100	0	0	1,600.00	SF	6.50	6.50	100	2006	2006	3	88	9,152	

LAND DESCRIPTION

TOTAL OB/XF 9,381

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	000140	C	SFR GOLF A	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 08/11/2022 BY DJX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS