

MADDEN PAUL R & KAREN J
95401 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0011-0000

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 3,355 107.7320 153.52 515,060 2008 2008 0 0 7.00 93.00										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SFR CUST - 100% - 2009 Heated Area: 2724 HX Base Yr 2009										BUILDING MARKET VALUE 479,006									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 64,803									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 115,000									
Interior Floo 11 CLAY TILE 70																				TOTAL MARKET VALUE 658,809									
Interior Floo 14 CARPET 30																				SOH/AGL Deduction 357,538									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 301,271									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 251,271									
Bathrooms 3 100																				TOTAL JUST VALUE 658,809									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 544,872									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B1804368 SCR N ENCLSR 0 06/01/2018									
MAP NUM MKT AREA 04																				B1801798 SWIM POOL 40,000 03/01/2018									
NEIGHBORHOOD/LOC 4042.00																				B22518 8X35 SCR N ENCLOSU 8,665 05/01/2009									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				M13392 MECH OTHER 0 10/01/2007									
BAS 2,724 100 2,724 388,915																				C20377 CO ISSUED 0 08/01/2007									
FGR 867 55 477 68,103																				E19876 ELEC OTHER 4,000 08/01/2007									
FOP 196 30 59 8,424																													
FOP 317 30 95 13,563																													
TOTALS 4,104 3,355 479,006																													
EXTRA FEATURES										95401 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									
										XF DATE										LAND DATE									
										INC DATE										AG DATE									
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2008 2008 3 93 3,255																													
2 0812 CONCRETE C 0 100 0 0 1,917.00 SF 4.00 4.00 100 2008 2008 3 90 6,901																													
3 0911 SCR N RM A 0 100 0 0 1,079.00 SF 17.50 17.50 100 2019 2019 3 90 16,994																													
4 0861 POOL GUNIT 0 100 26 14 364.00 SF 85.00 85.00 100 2019 2019 3 93 28,774																													
5 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2019 2019 3 90 1,800																													
6 0855 CONC PAVER 0 100 0 0 715.00 SF 10.00 10.00 100 2019 2019 3 99 7,079																													
LAND DESCRIPTION										TOTAL OB/XF 64,803																			
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 0003 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 KWNW										Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000										PRINTED 08/02/2023 BY SYS									