LOT 16
AMELIA NATIONAL #1 PB 7/48

ANDERSEN ARTHUR JR & PATRICIA REVOCABLE TRUST/ANDE
95319 BERMUDA DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0016-0000

BUILDING CHARACTERISTICS

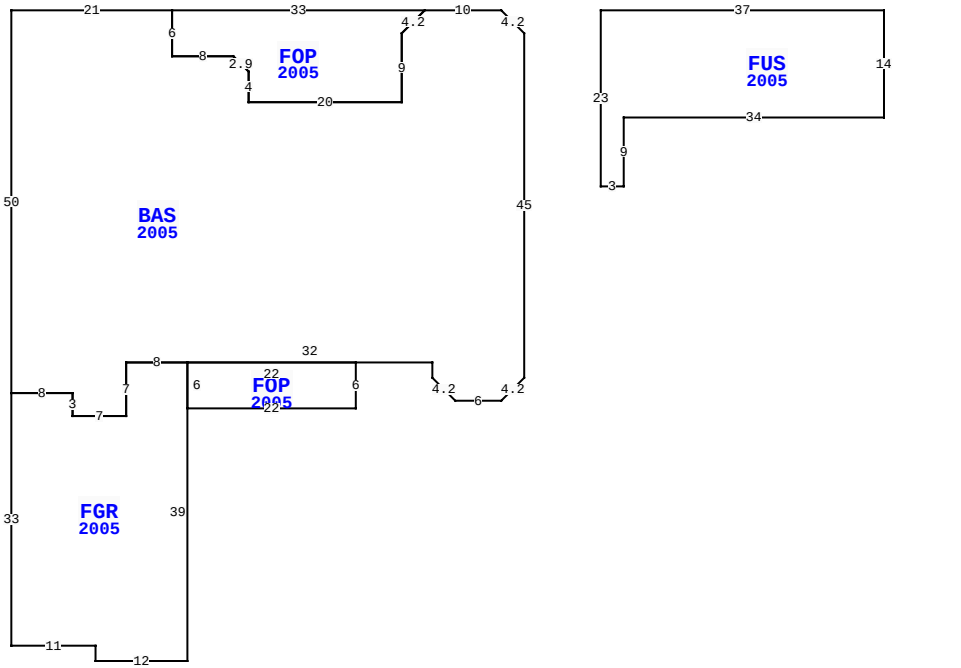
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,903	100	2,903	378,063
FGR	794	55	437	56,911
FOP	132	30	40	5,209
FOP	307	30	92	11,981
FUS	545	100	545	70,977
TOTALS	4,681		4,017	523,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,017	99.8800	142.33	571,740	2005	2005	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2015 Heated Area: 3448 HX Base Yr 2015



95319 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		523,142
TOTAL MARKET OB/XF VALUE		49,421
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		687,563
SOH/AGL Deduction		230,932
ASSESSED VALUE		456,631
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		406,631
TOTAL JUST VALUE		687,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18641	SWIM POOL	27,500	10/01/2006
E15557	NEW CONSTR	1,500	08/01/2005
M10075	H/AC	0	07/01/2005
E0515176	NEW CONSTR	0	06/01/2005
P0509488	NEW CONSTR	0	05/01/2005
C15011	CO ISSUED	459,900	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2350/1521	3/23/2020	TD	U	I	11	100
GRANTOR: ANDERSEN ARTHUR JR &						
GRANTEE: ANDERSEN ARTHUR E J						
1902/1674	2/14/2014	WD	Q	I	02	460,000
GRANTOR: WOOD DENNIS F & JULIE						
GRANTEE: ANDERSEN ARTHUR E J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] L3 U3 W10 FOP=[YR=2005] W33 S6E8 D2 R2 S4 E20N9 U3 R3 $ D3 L3 S9W20N4 L2 U2 W8N6W21S50 FGR=[YR=2005] S33E11S2E12N39W8S7W7N3 W8$ E8S3E7N7E8 FOP=[YR=2005] S6E22N6 W22$E32 S2 D3 R3 E6 U3 R3 N45$ PTR=N3E10 FUS=[YR=2005] E37S14W34S9 W3N23$ W10S3$.

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	2005	2005	3	90	3,150	
2	0810	CONCRETE A	0	100	0	0	1,736.00	SF	6.50	6.50	100	2005	2005	3	87	9,817	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2006	2006	3	48	18,360	
4	0855	CONC PAVER	0	100	0	0	1,035.00	SF	10.00	10.00	100	2006	2006	3	88	9,108	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	31	310	
6	0911	SCRN RM A	0	100	27	55	1,485.00	SF	17.50	17.50	100	2006	2006	3	31	8,056	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	31	620	

LAND DESCRIPTION

TOTAL OB/XF 49,421

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 04/30/2018 BY KWX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS