LOT 19
AMELIA NATIONAL #1 PB 7/48

RUDDOCK LAWRENCE D & ERIN M
95291 BERMUDA DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0019-0000

BUILDING CHARACTERISTICS

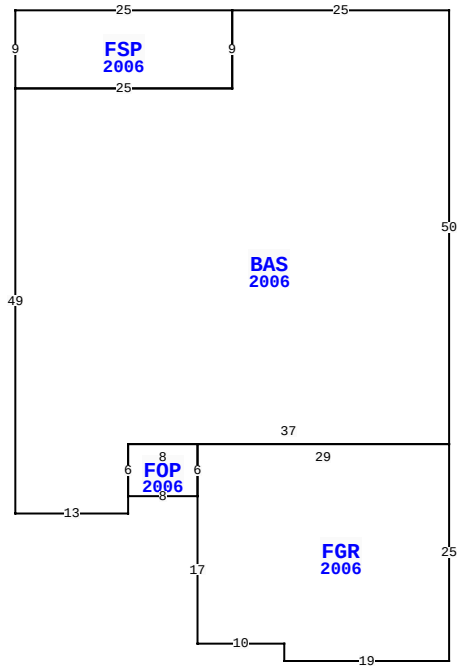
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,379	100	2,379	351,217
FGR	705	55	388	57,281
FOP	48	30	14	2,067
FSP	225	40	90	13,287
TOTALS	3,357		2,871	423,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,871	112.6120	160.47	460,709	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2021 Heated Area: 2379 HX Base Yr 2021



95291 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		423,852
TOTAL MARKET OB/XF VALUE		9,843
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		548,695
SOH/AGL Deduction		262,981
ASSESSED VALUE		285,714
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		235,714
TOTAL JUST VALUE		548,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016684	ROOF	20,800	12/02/2021
E18097	NEW CONSTR	2,000	09/01/2006
M12071	H/AC	0	09/01/2006
P11432	NEW CONSTR	0	08/01/2006
C17129	CO ISSUED	230,000	02/01/2006
R08921	REPAIR/RRF	5,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2362/0057	5/15/2020	WD	Q	I	01	362,000
GRANTOR: PLOURDE RICHARD R L/E						
GRANTEE: RUDDOCK LAWRENCE D						
1917/0429	4/14/2014	WD	U	I	11	100
GRANTOR: PLOURDE RICHARD						
GRANTEE: PLOURDE RICHARD R E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 FSP=[YR=2006] W25 S9E25
N9$S9W25S49E13N2FOP=[YR=2006] E8 FGR=[YR=2006]
S17E10S2E19N25W29S6$N6 W8 S6$ N6E37 N50$.

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	42	26	1,092.00	SF	6.50	6.50	100	2006	2006	3	88	6,246	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2006	2006	3	88	412	

LAND DESCRIPTION

TOTAL OB/XF 9,843

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	000135	C	SFR CNSVTN	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