LOT 20
AMELIA NATIONAL #1 PB 7/48

2000 PRIESTER FAMILY TRUST/PRIESTER MARK D TRUSTEE
95281 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0020-0000

BUILDING CHARACTERISTICS

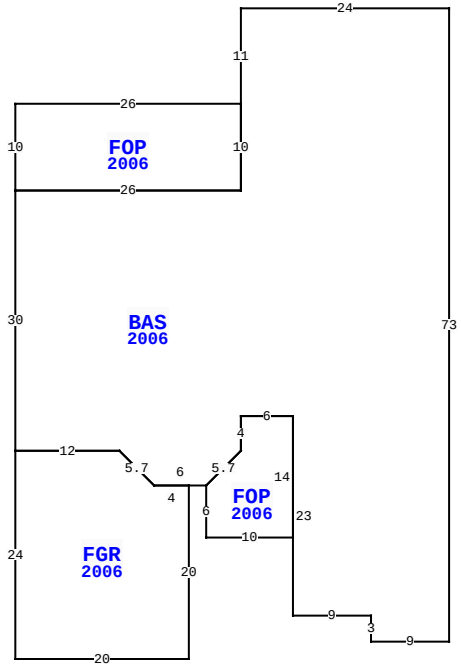
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,389	100	2,389	346,364
FGR	456	55	251	36,391
FOP	116	30	35	5,075
FOP	260	30	78	11,309
TOTALS	3,221		2,753	399,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,753	110.5920	157.59	433,845	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2021 Heated Area: 2389 HX Base Yr 2021



95281 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		399,137
TOTAL MARKET OB/XF VALUE		54,923
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		569,060
SOH/AGL Deduction		206,183
ASSESSED VALUE		362,877
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		312,877
TOTAL JUST VALUE		569,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529992	ENCLOSUREE	18,962	02/01/2015
B1429721	SWIM POOL	33,768	12/01/2014
B20965	SCRN ENCLOSURE	5,000	01/01/2008
M11359	H/AC	0	04/01/2006
P10921	NEW CONSTR	0	03/01/2006
C16940	CO ISSUED	230,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2367/0685	6/08/2020	WD	Q	I	01	380,000
GRANTOR: MOORE CHESTER W & SAN						
GRANTEE: 2000 PRIESTER FAMIL						
1945/1004	10/23/2014	WD	Q	I	02	310,000
GRANTOR: SHEFFIELD BRENDA L &						
GRANTEE: MOORE CHESTER W & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W24 S11 FOP=[YR=2006] W26 S10 E26 N10$ S10 W26 S30 FGR=[YR=2006] S24 E20 N20 W4 U4 L4 W12$ E12 D4 R4 E6 FOP=[YR=2006] S6 E10N14 W6 S4 D4 L4 $ U4 R4 N4 E6 S23 E9 S3 E9 N73$.

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	16	672.00	SF	6.50	6.50	100	2006	2006	3	88	3,844	
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2006	2006	3	88	429	
4	0911	SCRN RM A	0	100	0	0	988.00	SF	17.50	17.50	100	2015	2015	3	74	12,795	
5	0855	CONC PAVER	0	100	0	0	860.00	SF	10.00	10.00	100	2015	2015	3	96	8,256	
6	0462	ST/AL FNC	0	100	0	0	1,032.00	SF	10.00	10.00	100	2008	2008	3	56	5,779	
7	0855	CONC PAVER	0	100	0	0	120.00	SF	7.00	7.00	100	2015	2015	3	96	806	
8	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00	85.00	100	2015	2015	3	81	19,829	

LAND DESCRIPTION

TOTAL OB/XF 54,923

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 07/23/2020 BY KWA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS