



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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	04	Quality Level 04
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	2,600	100	2,600	418,800
FGR	644	55	354	57,022
FOP	39	30	12	1,933
FSP	203	40	81	13,047
TOTALS	3,486		3,047	490,802

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	16	3	48.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	894.00	SF	10.00	10.00	100	2019
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	3,750.00	3,750.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,047	114.7608	163.53	498,276	2019	2019	0	0	1.50	98.50
1 SFR CUST - 100% - 2020 Heated Area: 2600 HX Base Yr 2020											
95261 BERMUDA DR, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		490,802	
TOTAL MARKET OB/XF VALUE		12,701	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		618,503	
SOH/AGL Deduction		221,120	
ASSESSED VALUE		397,383	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		347,383	
TOTAL JUST VALUE		618,503	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		535,113	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807196	CO ISSUED	0	02/21/2019
B1807196	NEW CONSTR	343,778	07/16/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2257/1235	2/22/2019	WD	Q	I	01
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: RAGSDALE JEREMY W					
2164/0373	12/11/2017	SW	U	V	37
GRANTOR: WEEKLEY HOMES LLC					
GRANTEE: RIVERSIDE HOMES OF					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] U3 L3 W9 FSP=[YR=2019] W21 S11 E18 N8 U3 R3 \$ D3 L3 S8 W18 N11 W17 S52 FGR=[YR=2019] S20 E19 S2 E12 N8 FOP=[YR=2019] E9 N2 W2 N3 W7 S5\$ N14 W31\$ E31 S9 E7 S3 E12 N61\$.											