



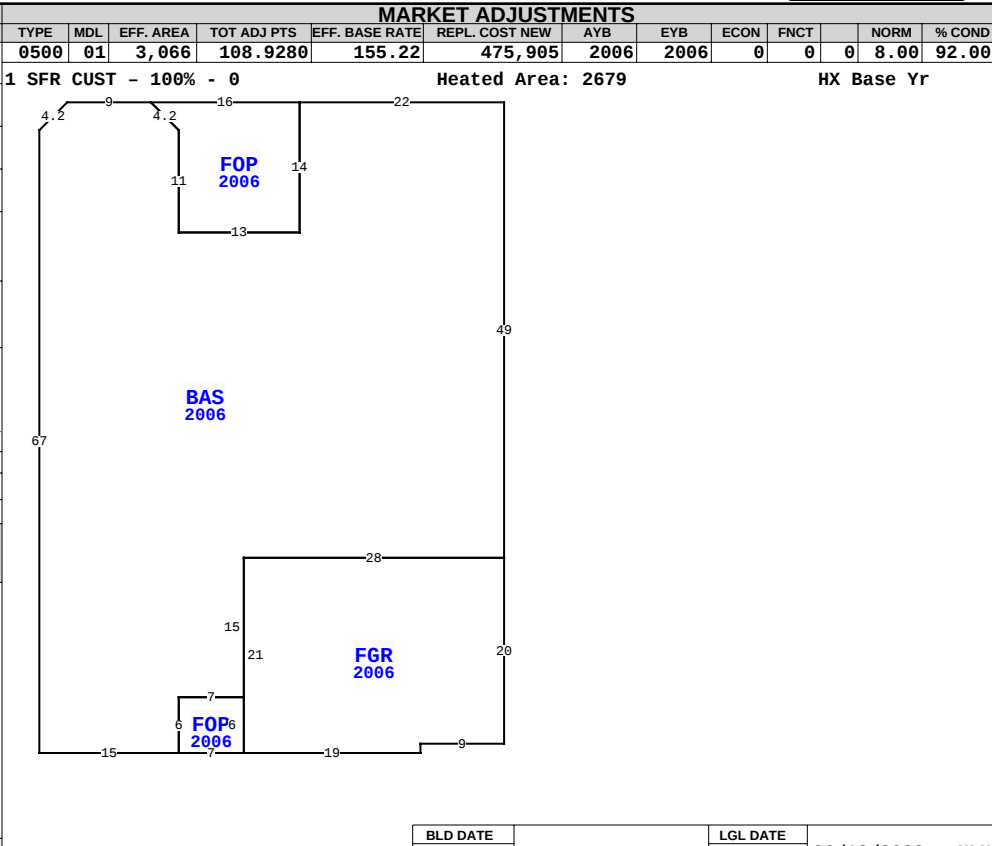
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,679	100	2,679	382,567
FGR	579	55	318	45,411
FOP	42	30	13	1,857
FOP	187	30	56	7,997
TOTALS	3,487		3,066	437,833

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0810	CONCRETE A	0	100	0	1,098.00	SF	6.50	6.50	100	2006
3	0462	ST/AL FNC	0	100	120	480.00	SF	10.00	10.00	100	2015

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	1.00



95231 BERMUDA DR, FERNANDINA BEACH	BLD DATE		LGL DATE	06/12/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											
13,354											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		437,833	
TOTAL MARKET OB/XF VALUE		13,354	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		566,187	
SOH/AGL Deduction		219,736	
ASSESSED VALUE		346,451	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		296,451	
TOTAL JUST VALUE		566,187	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		470,674	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10949	H/AC	0	01/01/2006
E16440	NEW CONSTR	2,000	12/01/2005
P10353	NEW CONSTR	0	11/01/2005
C16202	CO ISSUED	250,000	10/01/2005
R08327	REPAIR/RRF	5,000	10/01/2005
B16202	NEW CONSTR	250,000	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2625/1048	3/09/2023	WD Q	I	01	641,000
GRANTOR: KALMAN JOSHUA A & PAT					
GRANTEE: MANNING DARIN					
2402/0702	10/19/2020	WD Q	I	01	397,000
GRANTOR: WHITTAKER JAMES F & S					
GRANTEE: KALMAN JOSHUA A & P					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W22 FOP=[YR=2006] W16 D3 R3 S11E13N14S\$14W13N11 U3 L3 W9 D3 L3 S67 E15 FOP=[YR=2006] E7 FGR=[YR=2006] E19 N1 E9 N20 W28 S21\$ N6W7S6\$ N6E7N15 E28 N49\$.											