LOT 26
AMELIA NATIONAL #1 PB 7/48

DEEN CAMERON KIDD
95219 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

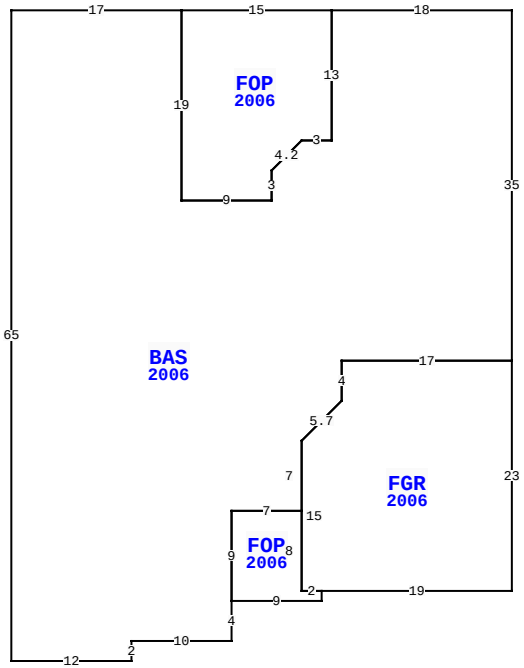
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2,266	316,273
FGR	459	55	252	35,173
FOP	65	30	20	2,791
FOP	254	30	76	10,608
TOTALS	3,044		2,614	364,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,614	106.4640	151.71	396,570	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 0% - 0 Heated Area: 2266 HX Base Yr



95219 BERMUDA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	364,844
TOTAL MARKET OB/XF VALUE	7,767
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	487,611
SOH/AGL Deduction	37,290
ASSESSED VALUE	450,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	450,321
TOTAL JUST VALUE	487,611
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	409,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17608	NEW CONSTR	2,000	07/01/2006
M11733	H/AC	0	07/01/2006
P0611235	NEW CONSTR	0	06/01/2006
C16365	CO ISSUED	240,000	10/01/2005
R08436	REPAIR/RRF	5,000	10/01/2005
B16365	NEW CONSTR	240,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2431/1188	1/21/2021	WD	U	I	38	288,400
GRANTOR: CRAVEN SONJA D						
GRANTEE: DEEN CAMERON KIDD						
1504/0834	6/07/2007	WD	Q	I		310,500
GRANTOR: MORRISON HOMES INC						
GRANTEE: CRAVEN SONJA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] W15 S19E9 N3 U3 R3 E3N13$ S13W3 D3 L3 S3W9N19W17 S65E12N2 E10 N4 FOP=[YR=2006] E9 N1 FGR=[YR=2006] E19 N23 W17 S4 D4 L4 S15E2$W2N8W7S9$N9 E7N7 U4 R4 N4 E17N35$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0810	CONCRETE A	0	0	48	16	768.00	SF	6.50	6.50	100	2006	2006	3	88	4,393	
3	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	100	2006	2006	3	88	189	

LAND DESCRIPTION

TOTAL OB/XF 7,767

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	0		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