LOT 28
IN OR 2179/356
AMELIA NATIONAL #1 PB 7/48

MUELLER MICHAEL C & CATHERINE
95195 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

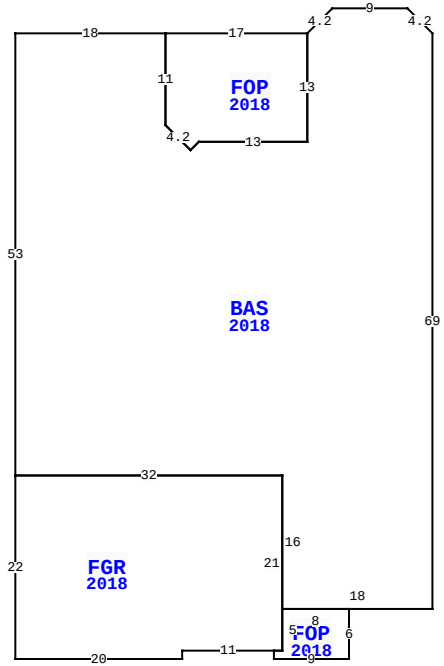
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,754	100	2,754	421,410
FGR	692	55	381	58,299
FOP	49	30	15	2,295
FOP	220	30	66	10,099
TOTALS	3,715		3,216	492,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,216	109.5720	156.14	502,146	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2019 Heated Area: 2754 HX Base Yr 2019



95195 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		492,103
TOTAL MARKET OB/XF VALUE		48,865
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		655,968
SOH/AGL Deduction		247,532
ASSESSED VALUE		408,436
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		358,436
TOTAL JUST VALUE		655,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1900430	SCRN ENCLSRE	18,355	01/18/2019
B1811967	SWIM POOL	37,875	12/01/2018
C1705413	CO ISSUED	0	02/16/2018
B1705413	NEW CONSTR	458,877	06/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2179/0356	2/16/2018	WD	Q	I	02	423,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: MUELLER MICHAEL C &						
2110/1765	3/30/2017	SW	U	V	37	148,000
GRANTOR: WEEKLEY HOMES LLC F/K						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W9 D3 L3 FOP=[YR=2018] W17 S11 D3 R3 U1 R1 E13 N13$ S13 W13 D1 L1 L3 U3 N11 W18 S53 FGR=[YR=2018] S22 E20 N1 E11 FOP=[YR=2018] S1 E9 N6 W8 S5 W1$ E1 N21 W32$ E32 S16 E18 N69$.

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	0855	CONC PAVER	0	100	10	3	30.00	SF	10.00	10.00	100	2018	2018	3	98	294	
2	0855	CONC PAVER	0	100	0	0	893.00	SF	10.00	10.00	100	2018	2018	3	98	8,751	
3	0911	SCRN RM A	0	100	0	0	704.00	SF	17.50	17.50	100	2019	2019	3	90	11,088	
4	0861	POOL GUNIT	0	100	18	12	216.00	SF	85.00	85.00	100	2019	2019	3	93	17,075	
5	0855	CONC PAVER	0	100	0	0	488.00	SF	10.00	10.00	100	2019	2019	3	99	4,831	
6	0462	ST/AL FNC	0	100	168	0	672.00	SF	10.00	10.00	100	2019	2019	3	93	6,250	
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 48,865

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 11/06/2019 BY KWNW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS