LOT 33
AMELIA NATIONAL #1 PB 7/48

HUGGARD-MCKINNEY KATHLEEN E
95133 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

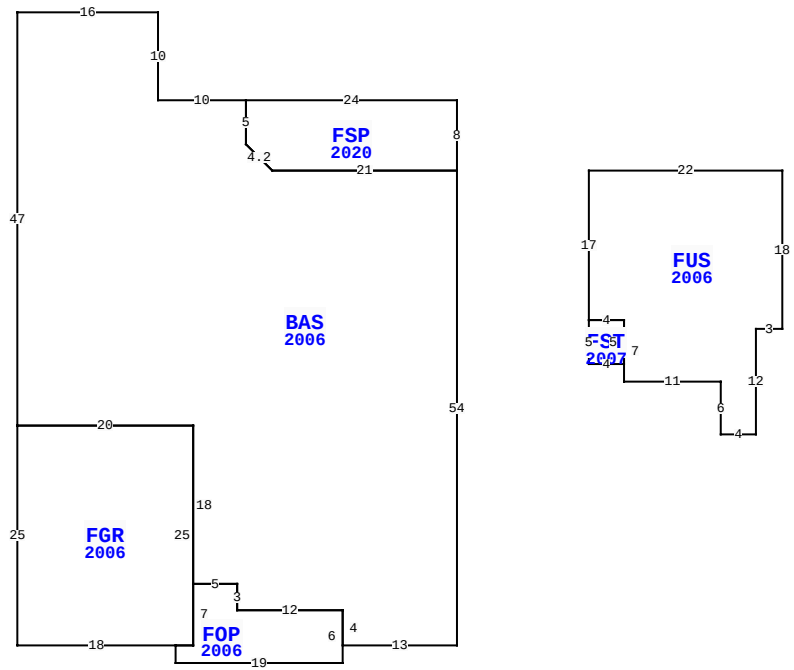
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,490	100	2,490	344,476
FGR	500	55	275	38,044
FOP	121	30	36	4,980
FSP	188	40	75	10,376
FST	20	55	11	1,521
FUS	506	100	506	70,002
TOTALS	3,825		3,393	469,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,393	105.9840	151.03	512,445	2006	2006	0	0	0	8.40	91.60

1 SFR CUST – 100% - 2021 Heated Area: 2996 HX Base Yr 2021



95133 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		469,400
TOTAL MARKET OB/XF VALUE		4,250
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		588,650
SOH/AGL Deduction		397,261
ASSESSED VALUE		191,389
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,389
TOTAL JUST VALUE		588,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16695	NEW CONSTR	1,900	02/01/2006
M10890	H/AC	0	01/01/2006
P10368	NEW CONSTR	0	11/01/2005
C16364	CO ISSUED	300,000	10/01/2005
R08437	REPAIR/RRF	7,000	10/01/2005
B16364	NEW CONSTR	300,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2393/1503	9/10/2020	WD	Q	I	02	354,900
GRANTOR: ALTMAN ARNOLD M & RHO						
GRANTEE: HUGGARD-MCKINNEY KA						
2003/1820	9/16/2015	SW	U	V	11	100
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: WEEKLEY HOMES LP						

BUILDING NOTES

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	0810	CONCRETE A	0	100	44	16	704.00	SF	6.50	6.50	100	2006	2006	3	88	4,027	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2006	2006	3	88	223	

BUILDING DIMENSIONS

FSP=[YR=2020] W24 BAS=[YR=2006] W10 N10 W16 S47 FGR=[YR=2006] S25 E18 FOP=[YR=2006] S2 E19 N6 W12 N3W5 S7 W2$ E2 N25 W20$ E20 S18 E5 S3 E12 S4 E13 N54 W21 U3 L3 N5$ S5 R3 D3 E21 N8$ PTR=E15S8 FUS=[YR=2006] S17 FST=[YR=2007] S5E4N5W4$ E4S7E11S6E4N12E3N18W22$ N8W15$.

LAND DESCRIPTION

TOTAL OB/XF 4,250

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 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