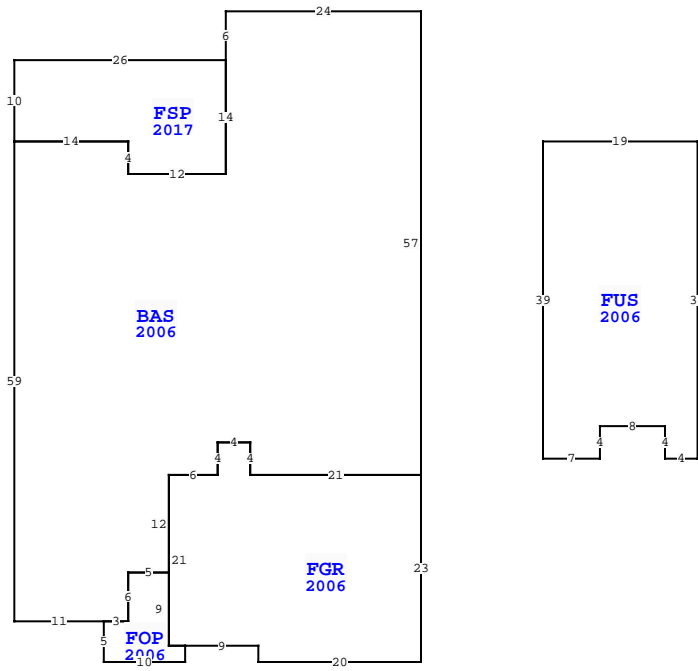




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	16	WD FR STUC	100	
Roof Structur	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	50	
Interior Floor	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms	4	100		
Bathrooms	4	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	2,682	100	2,682	371,819
FGR	707	55	389	53,929
FOP	74	30	22	3,050
FSP	308	40	123	17,052
FUS	709	100	709	98,292
TOTALS	4,480		3,925	544,141

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,925	105.7500	150.69	591,458	2006	2006	0	0	8.00	92.00
1 SFR CUST - 100% - 2023 Heated Area: 3391 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Standard	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		544,141	
TOTAL LAND VALUE - MARKET		8,034	
TOTAL MARKET VALUE		115,000	
SOH/AGL Deduction		667,175	
ASSESSED VALUE		165,726	
TOTAL EXEMPTION VALUE	HX HB WX	501,449	
BASE TAXABLE VALUE		55,000	
TOTAL JUST VALUE		446,449	
NCON VALUE		667,175	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		544,551	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16968	NEW CONSTR	2,300	03/01/2006
M11301	H/AC	0	03/01/2006
P10690	NEW CONSTR	0	02/01/2006
C16922	CO ISSUED	300,000	01/01/2006
R08782	REPAIR/RRF	5,000	01/01/2006
B16922	NEW CONSTR	300,000	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2582/1115	8/01/2022	WD Q	Q / I	01	849,900	
GRANTOR: FLIT JEFFREY J & ANGE						
GRANTEE: FLIPPEN VIRGINIA R						
2410/1040	11/19/2020	WD Q	Q / I	01	477,500	
GRANTOR: CHABOT JASON L & SAND						
GRANTEE: FLIT JEFFREY J & AN						

EXTRA FEATURES																
L N	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	0	1,165.00	SF	6.50	6.50	100	2006	2006	3	88	6,664	
2	0810	CONCRETE A	0	100	12	36.00	SF	6.50	6.50	100	2006	2006	3	88	206	
3	0855	CONC PAVER	0	100	0	120.00	SF	10.00	10.00	100	2017	2017	3	97	1,164	

95073 BERMUDA DR, FERNANDINA BEACH
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 06/12/2023 MLU

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2006] W24 S6 FSP=[YR=2017] W26 S10 E14 S4 E12 N14\$
 S14 W12 N4 W14 S59 E11 FOP=[YR=2006] S5 E10 N2 FGR=[YR=2006]
 E9 S2 E20 N23 W21 N4 W4 S4 W6 S21 E2\$ W2 N9 W5 S6 W3\$ E3 N6
 E5 N12 E6 N4 E4 S4 E21 N57\$ PTR=S16E15 FUS=[YR=2006] E19 S39
 W4N4W8S4W7 N39\$ W15N16 \$.

LAND DESCRIPTION		TOTAL OB/XF															8,034							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							