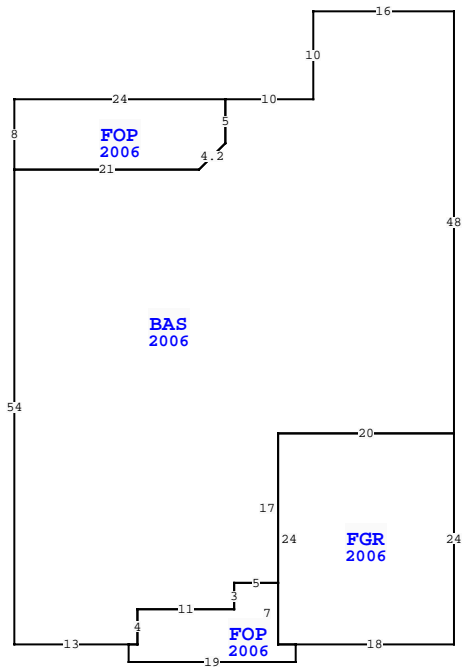


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	20	FACE BRICK	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	90
Interior Floor	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating 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
BAS	2,514	100	2,514
FGR	480	55	264
FOP	117	30	35
FOP	188	30	56
TOTALS	3,299		2,869

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,869	115.3380	164.36	471,549	2006	2006	0	0	8.40	91.60
1 SFR CUST - 100% - 2023											
Heated Area: 2514						HX Base Yr 2023					



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		431,939
TOTAL MARKET OB/XF VALUE		12,524
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		559,463
SOH/AGL Deduction		0
ASSESSED VALUE		559,463
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		509,463
TOTAL JUST VALUE		559,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10888	H/AC	0	01/01/2006
E16595	NEW CONSTR	2,250	01/01/2006
P10302	NEW CONSTR	0	11/01/2005
C16366	CO ISSUED	300,000	10/01/2005
R08438	REPAIR/RRF	3,500	10/01/2005
B16366	NEW CONSTR	300,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/1563	10/17/2022	WD	Q	I	02	625,000
GRANTOR: WILLIAMS-VANDERWOLF F						
GRANTEE: HARANT KAREN & LEE						
2376/1855	7/07/2020	WD	Q	I	01	358,000
GRANTOR: MCNAMARA PETER J & CA						
GRANTEE: WILLIAMS-VANDERWOLF						

EXTRA FEATURES															95053 BERMUDA DR, FERNANDINA BEACH	
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	45	16	720.00	SF	6.50	6.50	100	2006	2006	3	88	4,118	
2	0810	CONCRETE A	0 100	13	4	52.00	SF	6.50	6.50	100	2006	2006	3	88	297	
3	0855	CONC PAVER	0 100	25	14	350.00	SF	10.00	10.00	100	2010	2010	3	92	3,220	
4	1076	TRELLIS A	0 100	14	12	168.00	SF	7.50	7.50	100	2010	2010	3	64	806	
5	0462	ST/AL FNC	0 100	150	0	600.00	SF	10.00	10.00	100	2010	2010	3	64	3,840	
6	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	81	243	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] W16 S10 W10 FOP=[YR=2006] W24 S8 E21 U3 R3 N5\$ S5 L3 D3 W21 S54 E13 FOP=[YR=2006] S2 E19 N2 FGR=[YR=2006] E18 N24 W20 S24 E2\$ W2 N7 W5 S3 W11 S4 W1\$ E1 N4 E11 N3 E5 N17 E20 N48\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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							