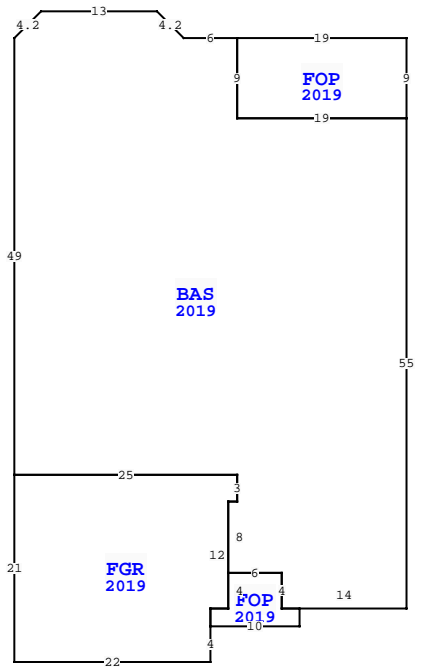


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	2,306	100	2,306
FGR	495	55	272
FOP	44	30	13
FOP	171	30	51
TOTALS	3,016		2,642
			419,372

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2020								
				Heated Area:	2306			HX Base Yr	2020		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			419,372
TOTAL MARKET OB/XF VALUE			6,653
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			541,025
SOH/AGL Deduction			219,473
ASSESSED VALUE			321,552
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			271,552
TOTAL JUST VALUE			541,025
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			466,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1806178	CO ISSUED	0	05/02/2019
B1806178	NEW CONSTR	301,179	06/15/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2286/0279	6/27/2019	WD Q	Q	I	02	389,900
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: COTTLE DEBRA & STAN						
2151/0372	10/10/2017	SW U	U	V	37	111,000
GRANTOR: WEEKLEY HOMES LLC F/K						
GRANTEE: RIVERSIDE HOMES OF						

EXTRA FEATURES															95034 BERMUDA DR, FERNANDINA BEACH		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	06/12/2023	MLU
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	0855	CONC PAVER	0	100	16	3			48.00	100	2019	2019	3	99	475									
2	0855	CONC PAVER	0	100	39	16			624.00	100	2019	2019	3	99	6,178									

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2019] W19 BAS=[YR=2019] W6 U3 L3 W13 D3 L3 S49	
FGR=[YR=2019] S21 E22 N4 FOP=[YR=2019] E10 N2 W2 N4 W6 S4	
W2 S2\$ N2 E2 N12 E1 N3 W25\$ E25 S3 W1 S8 E6 S4 E14 N55 W19	
N9\$ S9 E19 N9\$.	

LAND DESCRIPTION															TOTAL OB/XF										6,653
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	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								