LOT 128
IN OR 1419/1487
AMELIA NATIONAL #1 PB 7/48

TRUSTEE OF THE SEAMANS TRUST/SEAMANS SHELLEY C
95054 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0128-0000

BUILDING CHARACTERISTICS

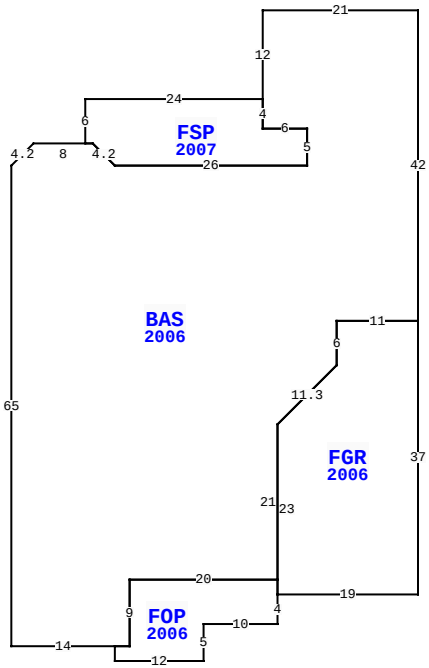
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	3,083	100	3,083	424,886
FGR	623	55	343	47,271
FOP	174	30	52	7,167
FSP	239	40	96	13,231
TOTALS	4,119		3,574	492,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,574	105.1200	149.80	535,385	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2019 Heated Area: 3083 HX Base Yr 2019



95054 BERMUDA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		492,554
TOTAL MARKET OB/XF VALUE		8,373
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		615,927
SOH/AGL Deduction		396,584
ASSESSED VALUE		219,343
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		169,343
TOTAL JUST VALUE		615,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10353	H/AC	0	09/01/2005
P09793	NEW CONSTR	0	08/01/2005
E15376	NEW CONSTR	1,900	07/01/2005
C0515492	CO ISSUED	297,360	06/01/2005
R0507819	REPAIR/RRF	3,500	06/01/2005
B0515492	NEW CONSTR	297,360	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2003/1820	9/16/2015	SW	U	V	11	100
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: WEEKLEY HOMES LP						
1419/1487	6/13/2006	WD	Q	I		520,000
GRANTOR: WEEKLEY HOMES LP						
GRANTEE: SEAMANS TRUEMAN T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 S12 FSP=[YR=2007] W24 S6E1 D3 R3 E26 N5 W6 N4 $ S4 E6 S5 W26 L3 U3 W8 D3 L3 S65 E14 FOP=[YR=2006] S2 E12 N5 E10 N4 FGR=[YR=2006] E19 N37 W11 S6 D8 L8 S23 $ N2 W20 S9 W2 $ E2 N9 E20 N21 R8 U8 N6 E11 N42 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0810	CONCRETE A	0	100	52	16	832.00	SF	6.50	6.50	100	2006	2006	3	88	4,759	
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2006	2006	3	88	429	

LAND DESCRIPTION

TOTAL OB/XF 8,373

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 06/27/2018 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS