LOT 129
AMELIA NATIONAL #1 PB 7/48

RAKER ELIZABETH J L/E/
95076 BERMUDA DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0129-0000

BUILDING CHARACTERISTICS

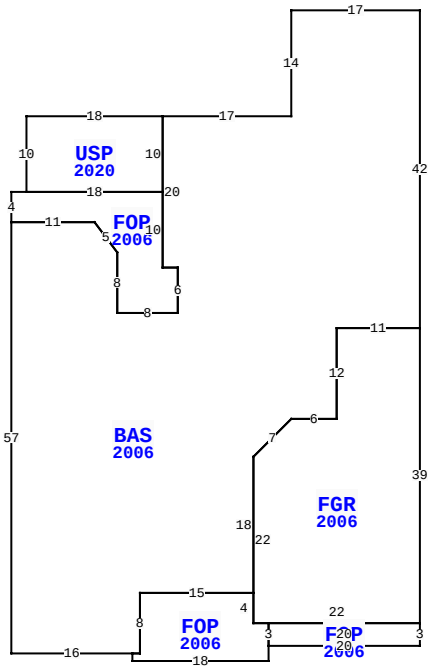
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	SUBAREA MARKET VALUE
BAS	2,781	100	2,781	399,763
FGR	714	55	393	56,492
FOP	60	30	18	2,588
FOP	146	30	44	6,325
FOP	170	30	51	7,331
USP	180	30	54	7,762
TOTALS	4,051		3,341	480,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,341	110.1240	156.93	524,303	2006	2006	0	0	0	8.40	91.60

1 SFR CUST – 100% - 2019 Heated Area: 2781 HX Base Yr 2019



95076 BERMUDA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		480,262
TOTAL MARKET OB/XF VALUE		7,967
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		603,229
SOH/AGL Deduction		298,217
ASSESSED VALUE		305,012
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		250,012
TOTAL JUST VALUE		603,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905245	FSP	7,900	07/01/2019
B20373	SCRN ENCL	4,000	08/01/2007
E16345	NEW CONSTR	1,900	12/01/2005
M10743	H/AC	0	12/01/2005
P10158	NEW CONSTR	0	10/01/2005
C16172	CO ISSUED	300,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2428/0039	1/26/2021	LE	U	I	11	100
GRANTOR: RAKER ELIZABETH J						
GRANTEE: RAKER JOHN M & NANC						
2163/0898	12/11/2017	WD	Q	I	02	343,000
GRANTOR: BARNES DEBORAH L						
GRANTEE: RAKER ARTHUR F & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 S14 W17 USP=[YR=2020] W18 S10 FOP=[YR=2006] W2 S4 E11 D4 R3 S8 E8 N6 W2 N10 W18$ E18 N10$ S20 E2 S6 W8 N8 L3 U4 W11 S57 E16 FOP=[YR=2006] S1 E18 N2 FOP=[YR=2006] E20 N3 FGR=[YR=2006] N39 W11 S12 W6 L5 D5 S22 E22$ W20 S3 $ N3 W2 N4 W15 S8 W1$ E1 N8 E15 N18 U5 R5 E6 N12 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	46	16	736.00	SF	6.50	6.50	100	2006	2006	3	88	4,210	
3	0810	CONCRETE A	0	100	25	4	100.00	SF	6.50	6.50	100	2006	2006	3	88	572	

LAND DESCRIPTION

TOTAL OB/XF 7,967

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 01/29/2020 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS