



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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		

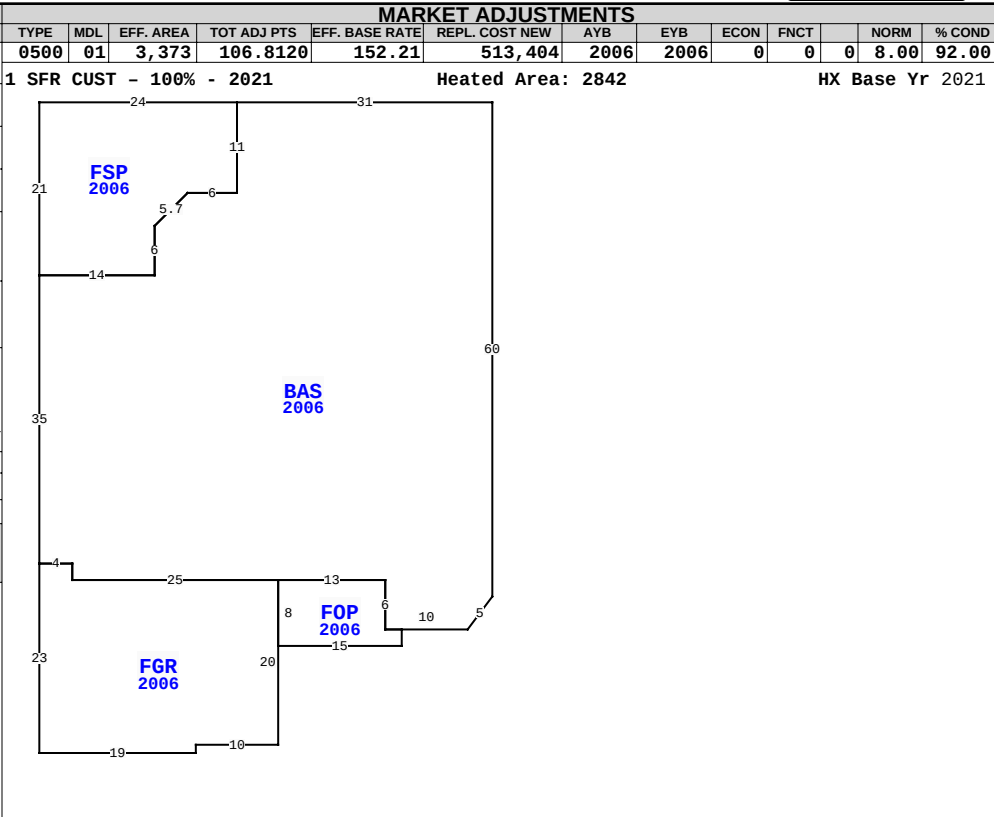
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,842	100	2,842	397,975
FGR	607	55	334	46,771
FOP	108	30	32	4,481
FSP	412	40	165	23,106

TOTALS	3,969		3,373	472,332
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50
3	0810	CONCRETE A	0	100	42	16	672.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

REVIEW DATE	04/30/2018	BY	KWX
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95104 BERMUDA DR, FERNANDINA BEACH	BLD DATE		LGL DATE	06/12/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	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	22	3	66.00	SF	6.50	6.50	100	2006	2006	3	88	378	
3	0810	CONCRETE A	0	100	42	16	672.00	SF	6.50	6.50	100	2006	2006	3	88	3,844	

TOTAL OB/XF										7,407							
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000

Total Acres: 0.00	Total Land Value: 115,000	Market: 0	Agricultural: 0	Common: 115,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				472,332	
TOTAL MARKET OB/XF VALUE				7,407	
TOTAL LAND VALUE - MARKET				115,000	
TOTAL MARKET VALUE				594,739	
SOH/AGL Deduction				238,553	
ASSESSED VALUE				356,186	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				306,186	
TOTAL JUST VALUE				594,739	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				487,483	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P11143	NEW CONSTR	0	05/01/2006
C16199	CO ISSUED	250,000	10/01/2005
R08324	REPAIR/RRF	5,000	10/01/2005
B16199	NEW CONSTR	250,000	10/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2356/1205	4/23/2020	WD	Q	I	02	400,000	
GRANTOR: ISICSON PAULA A & JOH							
GRANTEE: WILEY MILES C III &							
1949/1798	11/14/2014	WD	Q	I	02	348,000	
GRANTOR: SITNICK IRWIN & JANET							
GRANTEE: ISICSON PAULA A & J							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2006] W31 FSP=[YR=2006] W24 S21 E14 N6 U4 R4 E6 N11S11 W6 L4 D4 S6 W14 S35 FGR=[YR=2006] S23 E19N1E10 N20 W25N2W4S4S2E25 FOP=[YR=2006] S8E15N2W2N6W13E13S6 E10 R3 U4 N60S.							