



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4042.00
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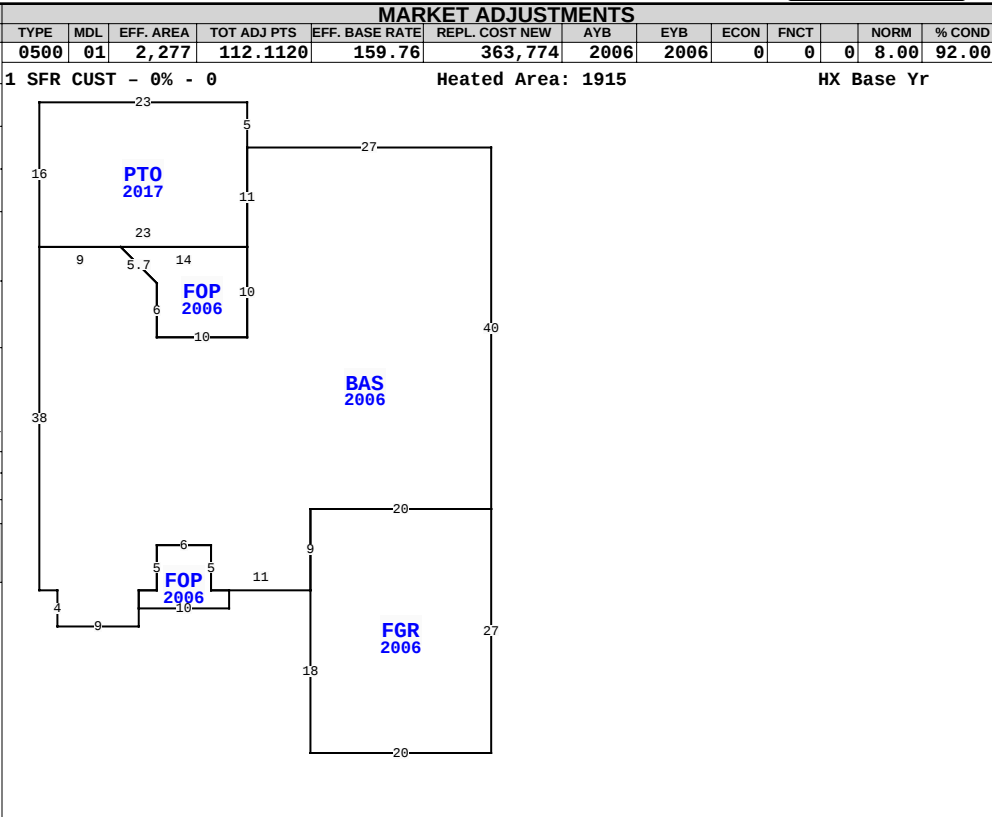
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,915	100	1,915	281,465
FGR	540	55	297	43,653
FOP	50	30	15	2,204
FOP	108	30	32	4,703
PTO	368	5	18	2,646

TOTALS	2,981		2,277	334,672
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	42	16	672.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	36	3	108.00	SF	6.50	6.50	
4	0911	SCRN RM A	0	0	23	16	368.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	

REVIEW DATE	04/30/2018	BY	KWX
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95128 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0810	CONCRETE A	0	0	42	16	672.00	SF	6.50	6.50	100	2006	2006	3	88	3,844	
3	0810	CONCRETE A	0	0	36	3	108.00	SF	6.50	6.50	100	2006	2006	3	88	618	
4	0911	SCRN RM A	0	0	23	16	368.00	SF	17.50	17.50	100	2012	2012	3	60	3,864	

TOTAL OB/XF												11,511	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	1		

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												334,672			
TOTAL MARKET OB/XF VALUE												11,511			
TOTAL LAND VALUE - MARKET												115,000			
TOTAL MARKET VALUE												461,183			
SOH/AGL Deduction												40,573			
ASSESSED VALUE												420,610			
TOTAL EXEMPTION VALUE												0			
BASE TAXABLE VALUE												420,610			
TOTAL JUST VALUE												461,183			
NCON VALUE												0			
INCOME VALUE															
PREVIOUS YEAR MKT VALUE												382,373			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17609	NEW CONSTR	2,000	07/01/2006
M11732	H/AC	0	07/01/2006
P0611236	NEW CONSTR	0	06/01/2006
C16204	CO ISSUED	230,000	10/01/2005
B16204	NEW CONSTR	230,000	10/01/2005
R08329	REPAIR/RRF	5,000	10/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2498/0835	9/20/2021	WD	Q	I	02	444,000	
GRANTOR: WILSON HUGH E III & M							
GRANTEE: DESOTO MARIE							
2325/1691	12/13/2019	WD	Q	I	02	250,000	
GRANTOR: ROBINSON PENELOPE G L							
GRANTEE: WILSON HUGH E III &							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2006] W27 PTO=[YR=2017] N5 W23 S16 E23 N11\$ S11 FOP=[YR=2006] W14 D4 R4 S6E10N10\$ S10W10N6 U4 L4 W9 S38 E2S4E9N2 FOP=[YR=2006] E10N2 W2N5W6S5W2S2\$N2E2N5E6S5E11 FGR=[YR=2006] S18E20N27W20S9\$ N9E20 N40\$.											