

LOT 138
IN OR 1966/1933
AMELIA NATIONAL #1 PB 7/48

CORTSEN DEREK J & MARIE P
95204 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0138-0000



BUILDING CHARACTERISTICS	
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 Floo	12 HARDWOOD 60
Interior Floo	14 CARPET 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

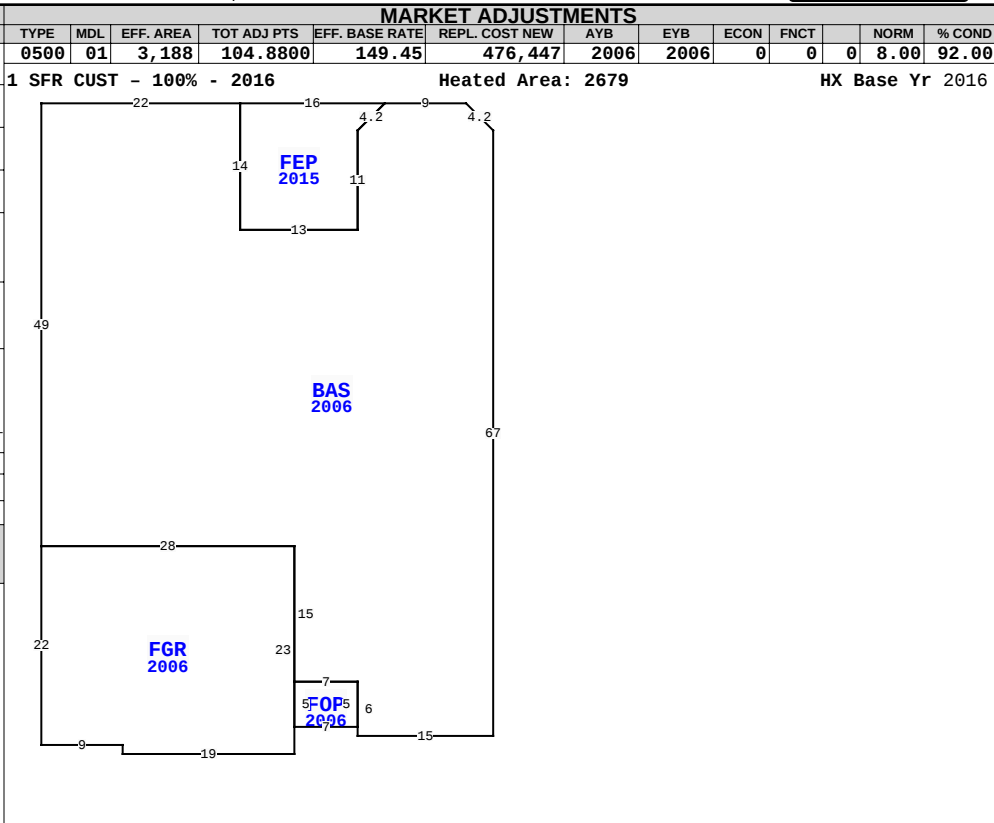
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,679	100	2,679	368,347
FEP	187	80	150	20,625
FGR	635	55	349	47,985
FOP	35	30	10	1,375

TOTALS	3,536	3,188	438,331
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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	14	3	42.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	1,045.00	SF	6.50
4	0855	CONC PAVER	0	100	0	0	732.00	SF	10.00
5	0911	SCRN RM A	0	100	25	41	1,025.00	SF	19.25
6	0861	POOL GUNIT	0	100	0	0	196.00	SF	85.00
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00



95204 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	14	3	42.00	SF	6.50	6.50	100	2006	2006	3	88	240	
3	0810	CONCRETE A	0	100	0	0	1,045.00	SF	6.50	6.50	100	2006	2006	3	88	5,977	
4	0855	CONC PAVER	0	100	0	0	732.00	SF	10.00	10.00	100	2006	2006	3	88	6,442	
5	0911	SCRN RM A	0	100	25	41	1,025.00	SF	19.25	19.25	100	2006	2006	3	31	6,117	
6	0861	POOL GUNIT	0	100	0	0	196.00	SF	85.00	85.00	100	2012	2012	3	71	11,829	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	31	620	

TOTAL OB/XF										34,410							
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	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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				438,331	
TOTAL MARKET OB/XF VALUE				34,410	
TOTAL LAND VALUE - MARKET				115,000	
TOTAL MARKET VALUE				587,741	
SOH/AGL Deduction				250,121	
ASSESSED VALUE				337,620	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				287,620	
TOTAL JUST VALUE				587,741	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				484,300	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26325	SWIM POOL	25,400	08/01/2012
B19230	XFOB	10,000	12/01/2006
P10836	NEW CONSTR	0	03/01/2006
C17066	CO ISSUED	220,000	01/01/2006
R08873	REPAIR/RRF	5,000	01/01/2006
B17066	NEW CONSTR	220,000	01/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1966/1933	3/09/2015	WD Q	Q	I	01
GRANTOR: D'ALLEGRO ROBERT D &					SALE PRICE
GRANTEE: CORTSEN DEREK J & M					395,000
1449/0704	10/04/2006	WD Q	Q	I	
GRANTOR: MORRISON HOMES INC					426,800
GRANTEE: D'ALLEGRO ROBERT &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] U3 L3 W9 FEP=[YR=2015] W16 S14 E13 N11 U3 R3 \$ L3 D3 S11 W13 N14 W22 S49 FGR=[YR=2006] S22 E9 S1E19N23W28\$E28S15 FOP=[YR=2006] S5 E7N5W7\$E7S6E15N67\$.									