

LOT 140
IN OR 2239/1410
AMELIA NATIONAL #1 PB 7/48

BELTRAN ADRIAN M & ANN B
95232 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0140-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																										
Exterior Wall	16	WD FR STUC 100	0500	01	3,191	105.6160	150.50	480,246	2018	2018	0	0	2.00	98.00	VALUATION BY STANDARD																										
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2019													Heated Area: 2740																									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019																									
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																									
Interior Floo	11	CLAY TILE 60														Tax Group: 4													Tax Dist:												
Interior Floo	14	CARPET 40														BUILDING MARKET VALUE													470,641												
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE													14,423												
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET													115,000												
Bedrooms		3 100														TOTAL MARKET VALUE													600,064												
Bathrooms		2 100														SOH/AGL Deduction													230,809												
Frame	02	WOOD FRAME 100														ASSESSED VALUE													369,255												
Stories	1.	1. 100														TOTAL EXEMPTION VALUE													HX HB 50,000												
Units	0	0 100														BASE TAXABLE VALUE													319,255												
Occupancy	00	NONE 100	TOTAL JUST VALUE													600,064																									
			NCON VALUE													0																									
			INCOME VALUE																																						
			PREVIOUS YEAR MKT VALUE													514,563																									
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	2,740	100	2,740	404,123																																					
FGR	660	55	363	53,539																																					
FOP	49	30	15	2,213																																					
FOP	217	30	65	9,587																																					
PTO	170	5	8	1,180																																					
TOTALS			3,836	3,191	470,641																																				
EXTRA FEATURES					95232 BERMUDA DR, FERNANDINA BEACH																																				
L N	OB/XF	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	0855	CONC PAVER	0 100	9 3	27.00	SF	10.00	10.00	100	2018	2018	3	98	265																											
2	0855	CONC PAVER	0 100	0 0	830.00	SF	10.00	10.00	100	2018	2018	3	98	8,134																											
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465																											
4	0911	SCRN RM A	0 100	17 10	170.00	SF	17.50	17.50	100	2018	2018	3	86	2,559																											
LAND DESCRIPTION																																									
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	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 02/01/2019 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																																									