LOT 141
AMELIA NATIONAL #1 PB 7/48

95252 BERMUDA DRIVE LLC/DOMENICK MARTINE
96056 GLENWOOD ROAD
YULEE, FL 32097

2023

26-2N-28-006A-0141-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

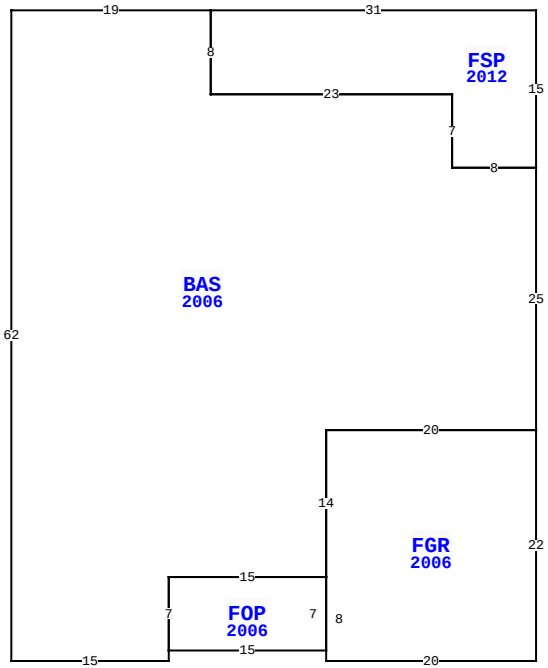
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	2,236	100	2,236	332,060
FGR	440	55	242	35,939
FOP	105	30	32	4,752
FSP	304	40	122	18,118
TOTALS	3,085		2,632	390,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,632	113.2800	161.42	424,857	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 0% - 2023 Heated Area: 2236 HX Base Yr



95252 BERMUDA DR, FERNANDINA BEACH

BLD DATE	03/30/2007	PH	LGL DATE		
XF DATE	03/19/2007	PH	LAND DATE	06/12/2023	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	390,868
TOTAL MARKET OB/XF VALUE	4,645
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	510,513
SOH/AGL Deduction	0
ASSESSED VALUE	510,513
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	510,513
TOTAL JUST VALUE	510,513
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	423,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17568	CO ISSUED	300,000	12/01/2006
B17568	NEW CONSTR	300,000	12/01/2006
P11120	OTHER	0	05/01/2006
R09175	REPAIR/RRF	5,000	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/1341	6/28/2022	QC	U	I	11	100
GRANTOR: DOMENICK JEFFREY & MA						
GRANTEE: 95252 BERMUDA DRIVE						
2437/0845	2/22/2021	WD	Q	I	01	352,000
GRANTOR: SPH PROPERTY ONE LLC						
GRANTEE: DOMENICK JEFFREY &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] W31 BAS=[YR=2006] W19 S62 E15 N1 FOP=[YR=2006] E15N7 W15 S7$N7 E15 FGR=[YR=2006] S8 E20 N22 W20 S14 $N14 E20 N25 W8N7W23N8$S8E23S7 E8N15$.

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	0810	CONCRETE A	0	0	46	16	736.00	SF	6.50	6.50	100	2006	2006	3	88	4,210	
2	0810	CONCRETE A	0	0	19	4	76.00	SF	6.50	6.50	100	2006	2006	3	88	435	

LAND DESCRIPTION

TOTAL OB/XF 4,645

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS