



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
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

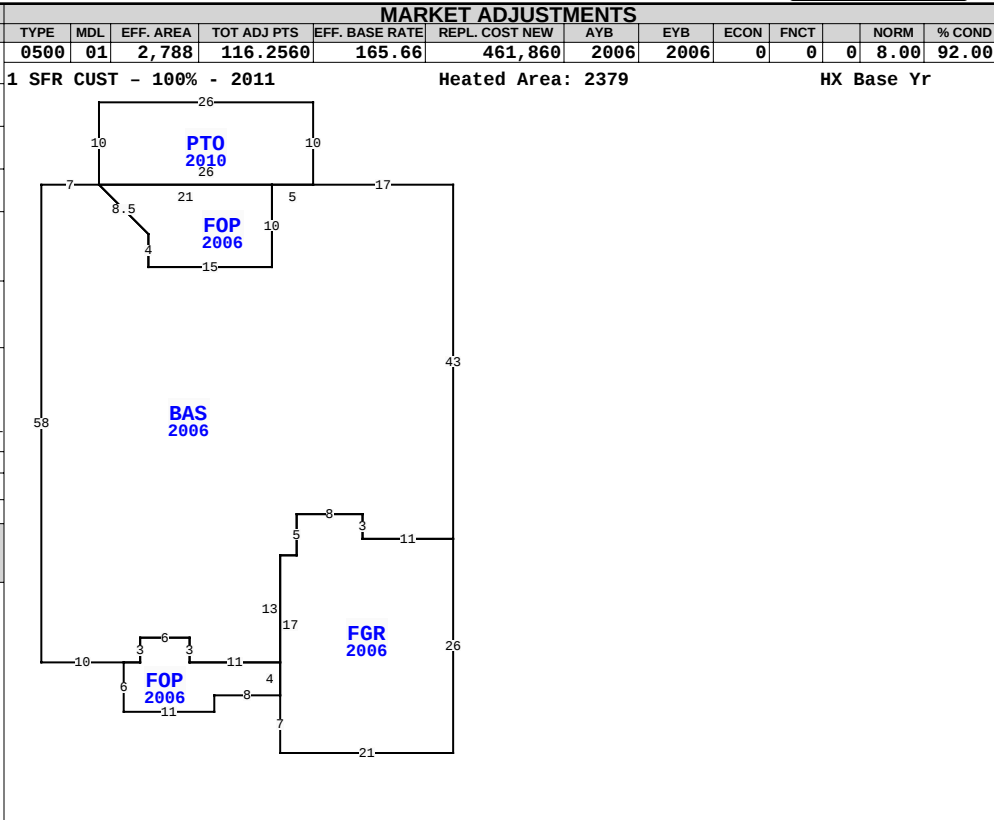
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,379	100	2,379	362,577
FGR	566	55	311	47,398
FOP	116	30	35	5,334
FOP	168	30	50	7,620
PTO	260	5	13	1,982

TOTALS	3,489		2,788	424,911
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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	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	43	16	688.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	
4	0911	SCRN RM A	0	100	10	26	260.00	SF	17.50	17.50	



95272 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	43	16	688.00	SF	6.50	6.50	100	2006	2006	3	88	3,935	
3	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2006	2006	3	88	395	
4	0911	SCRN RM A	0	100	10	26	260.00	SF	17.50	17.50	100	2010	2010	3	50	2,275	

LAND DESCRIPTION										TOTAL OB/XF							9,790	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
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	1	

NASSAU COUNTY PROPERTY												PAGE 1 of 1											
VALUATION SUMMARY												4											
VALUATION BY												STANDARD											
Tax Group: 4												Tax Dist:											
BUILDING MARKET VALUE												424,911											
TOTAL MARKET OB/XF VALUE												9,790											
TOTAL LAND VALUE - MARKET												115,000											
TOTAL MARKET VALUE												549,701											
SOH/AGL Deduction												85,931											
ASSESSED VALUE												463,770											
TOTAL EXEMPTION VALUE												13											
BASE TAXABLE VALUE												0											
TOTAL JUST VALUE												549,701											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												454,362											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23236	XFOB	9,846	01/01/2010
M11728	H/AC	0	07/01/2006
P0611260	NEW CONSTR	0	06/01/2006
C16411	CO ISSUED	240,000	10/01/2005
R08453	REPAIR/RRF	5,000	10/01/2005
B16411	NEW CONSTR	240,000	10/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2646/1616	6/08/2023	LE	U	I	11	100			
GRANTOR:HELD WILLIAM G & SARA									
GRANTEE:HOFFMAN MICHELE									
1462/1582	12/04/2006	WD	Q	I		452,300			
GRANTOR:MORRISON HOMES INC									
GRANTEE:HELD WILLIAM G & SA									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W17PT0=[YR=2010] N10 W26 S10 E26\$ W5 FOP=[YR=2006] W21 D6 R6 S4 E15N10\$S10W15N4 L6 U6 W7 S58 E10 FOP=[YR=2006] S6E11N2E8 FGR=[YR=2006] S7E21 N26W11N3W8S5W2S17\$ N4W11 N3W6S3W2\$ E2N3E6S3E11 N13E2N5 E8S3E11 N43\$.											