LOT 143
AMELIA NATIONAL #1 PB 7/48

BROWN JEFFREY S & ERICA L
9 VERONICA CT
COVENTRY, RI 02816

2023

26-2N-28-006A-0143-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

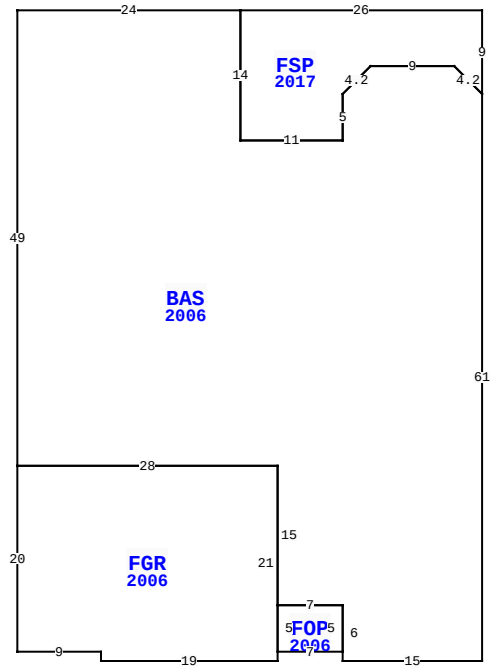
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,617	100	2,617	366,780
FGR	579	55	318	44,568
FOP	35	30	10	1,401
FSP	253	40	101	14,155
TOTALS	3,484		3,046	426,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,046	106.9040	152.34	464,028	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2019 Heated Area: 2617 HX Base Yr 2019



95288 BERMUDA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		426,906
TOTAL MARKET OB/XF VALUE		18,028
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		559,934
SOH/AGL Deduction		267,910
ASSESSED VALUE		292,024
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		242,024
TOTAL JUST VALUE		559,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18178	SCRN RM	15,000	10/31/2006
M10819	H/AC	0	12/01/2005
P10307	NEW CONSTR	0	11/01/2005
C16200	CO ISSUED	240,000	10/01/2005
B16200	NEW CONSTR	240,000	10/01/2005
E16032	NEW CONSTR	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/636	6/19/2023	WD	Q	I	01	585,000
GRANTOR: OSBORNE NATHANIEL LEE						
GRANTEE: BROWN JEFFREY S & E						
2193/0726	4/27/2018	WD	Q	I	01	312,500
GRANTOR: NATIONAL RESIDENTIAL						
GRANTEE: OSBORNE NATHANIEL L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] N9W26S14E11N5 U3 R3 E9 D3 R3 $BAS=[YR=2006] U3 L3 W9 D3 L3 S5 W11 N14 W24 S49 FGR=[YR=2006] S20 E9S1E19N21W28$ E28 S15 FOP=[YR=2006] S5E7N5W7$E7S6E15 N61$.

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	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	42	26	1,092.00	SF	6.50	6.50	100	2006	2006	3	88	6,246	
3	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2006	2006	3	88	172	
4	0810	CONCRETE A	0	100	21	36	756.00	SF	6.50	6.50	100	2006	2006	3	88	4,324	
5	0911	SCRN RM A	0	100	21	36	756.00	SF	17.50	17.50	100	2006	2006	3	31	4,101	

LAND DESCRIPTION

TOTAL OB/XF 18,028

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	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 04/30/2018 BY KWX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS