LOT 153
AMELIA NATIONAL #1 PB 7/48

LANZ ROCKWELL
95384 BERMUDA DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0153-0000

BUILDING CHARACTERISTICS

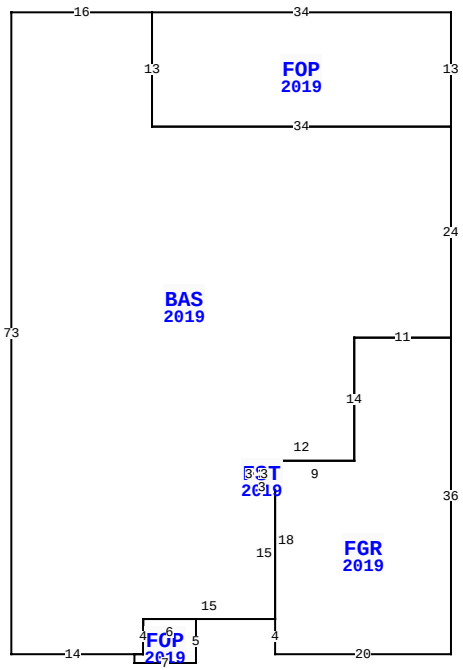
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,545	100	2,545	390,438
FGR	594	55	327	50,166
FOP	31	30	9	1,381
FOP	442	30	133	20,404
FST	9	55	5	767
TOTALS	3,621		3,019	463,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,019	109.2960	155.75	470,209	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2020 Heated Area: 2545 HX Base Yr 2020



95384 BERMUDA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		463,156
TOTAL MARKET OB/XF VALUE		8,123
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		586,279
SOH/AGL Deduction		237,211
ASSESSED VALUE		349,068
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		299,068
TOTAL JUST VALUE		586,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		504,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003584	SWIM POOL	80,000	03/17/2023
C1807474	CO ISSUED	0	09/23/2019
B1807474	NEW CONSTR	349,229	11/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2312/1636	10/15/2019	WD	Q	I	01	445,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: LANZ ROCKWELL						
2085/1915	8/29/2016	WD	U	V	11	100
GRANTOR: FF FLORIDA SOUTHERN H						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W34 BAS=[YR=2019] W16 S73 E14 FOP=[YR=2019] S1 E7 N5 W6 S4 W1 $ E1 N4 E15 FGR=[YR=2019] S4 E20 N36 W11 S14 W9 FST=[YR=2019] W3 S3 E3 N3$ S18$ N15 W3 N3 E12 N14 E11 N24 W34 N13$ S13 E34 N13$.

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	100	3	18	54.00	SF	6.50	6.50	100	2019	2019	3	99	347	
2	0810	CONCRETE A	0	100	0	0	670.00	SF	6.50	6.50	100	2019	2019	3	99	4,311	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 8,123

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 11/07/2019 BY KWNW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS