LOT 154
AMELIA NATIONAL #1 PB 7/48

PODCZERWINSKI JOHN/HEIBY GAYLE A
95406 BERMUDA DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0154-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

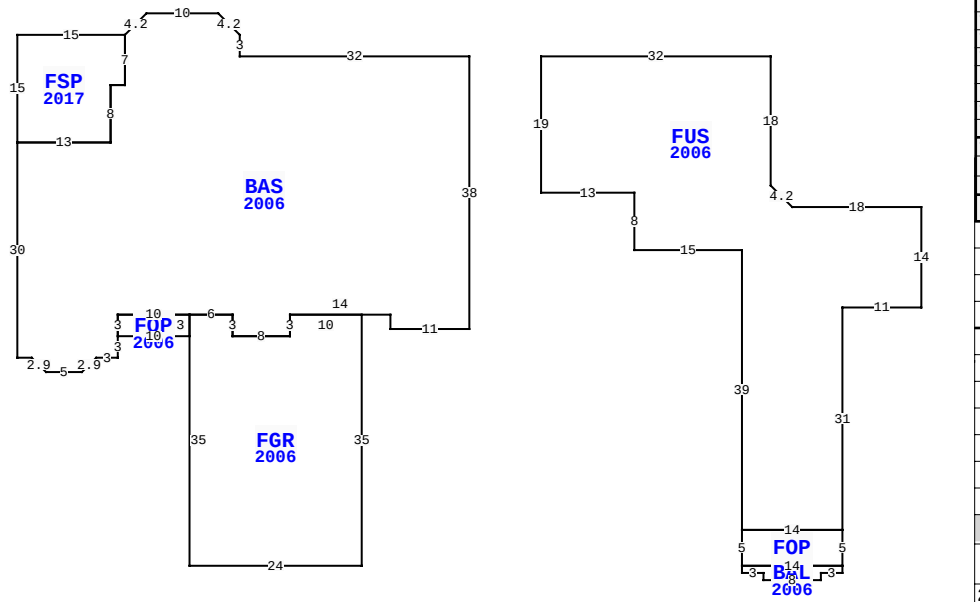
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
BAL	22	15	3	394
BAS	2,335	100	2,335	306,570
FGR	816	55	449	58,951
FOP	30	30	9	1,181
FOP	70	30	21	2,757
FSP	209	40	84	11,029
FUS	1,525	100	1,525	200,222
TOTALS	5,007		4,426	581,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,426	100.1440	142.71	631,634	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 0% - 0 Heated Area: 3860 HX Base Yr



95406 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	581,103
TOTAL MARKET OB/XF VALUE	12,658
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	708,761
SOH/AGL Deduction	42,223
ASSESSED VALUE	666,538
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	666,538
TOTAL JUST VALUE	708,761
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	605,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1896169	REPAIR FOP BEAM	10,400	12/01/2018
E16382	NEW CONSTR	1,900	12/01/2005
M10702	H/AC	0	11/01/2005
P10313	NEW CONSTR	0	11/01/2005
C16413	CO ISSUED	692,400	10/01/2005
R08455	REPAIR/RRF	3,500	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2436/1115	2/17/2021	WD	Q	I	01	535,000
GRANTOR: CARNES GARY W & B DEE						
GRANTEE: PODCZERWINSKI JOHN						
2285/1614	6/21/2019	WD	Q	I	02	452,700
GRANTOR: BOYLE THOMAS E & LIND						
GRANTEE: CARNES GARY W & B D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W32 N3 U3 L3 W10 L3 D3 FSP=[YR=2017] W15S15E13N8E2N7$S7W2S8 W13S30 E2 R2 D2 E5 R2 U2 E3N3 FOP=[YR=2006] E10N3W10S3$N3E10 FGR=[YR=2006] S35E24N35W10S3W8N3W6$ E6S3E8N3E14S2E11N38$ PTR=E10 FUS=[YR=2006] E32S18 D3 R3 E18S14W11 S31 FOP=[YR=2006] S5 BAL=[YR=2006] S1W3S1 W8N1W3N1E14$W14N5E14$W14N39W15 N8W13N19$ W10$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0810	CONCRETE A	0	0	80	3	240.00	SF	6.50	6.50	100	2006	2006	3	88	1,373	
3	0810	CONCRETE A	0	0	0	0	1,270.00	SF	6.50	6.50	100	2006	2006	3	88	7,264	
4	0819	CONC 12"	0	0	10	5	50.00	SF	19.00	19.00	100	2006	2006	3	88	836	

LAND DESCRIPTION

TOTAL OB/XF 12,658

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 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