

LOT 155
AMELIA NATIONAL #1 PB 7/48
UTIL ESMT OR 2267/1105

KUISEL GREGORY J & PATTI
95440 BERMUDA DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0155-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall	10	ABOVE AVG 100	0500	11	3,974	127.4445	181.61	721,718	2020	2020	0	0	0.50	99.50	VALUATION SUMMARY											
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2021												Heated Area: 3312											
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2021											
Interior Wall	05	DRYWALL 100																								
Interior Floo	12	HARDWOOD 50																								
Interior Floo	14	CARPET 50																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		3 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units		0 100																								
Quality			03	Quality Level 03																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM				MKT AREA																						
NEIGHBORHOOD/LOC			4042.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	3,312	100	3,312	598,485																						
FGR	786	55	432	78,064																						
FOP	318	30	95	17,167																						
FOP	396	30	119	21,504																						
FST	30	55	16	2,891																						
TOTALS			4,842	3,974	718,109																					
EXTRA FEATURES			95440 BERMUDA DR, FERNANDINA BEACH																							
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	0855	CONC PAVER	0 100	37	3	111.00	SF	10.00	10.00	100	2020	2020	3	99	1,099											
2	0855	CONC PAVER	0 100	0	0	1,815.00	SF	10.00	10.00	100	2020	2020	3	99	17,969											
TOTAL OB/XF																	19,068									
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	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 03/09/2021 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																										