LOT 157
AMELIA NATIONAL #1 PB 7/48

AKINS RICHARD W & CINDY A ET AL/ALACCA ELIZABETH C
95488 BERMUDA DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0157-0000

BUILDING CHARACTERISTICS

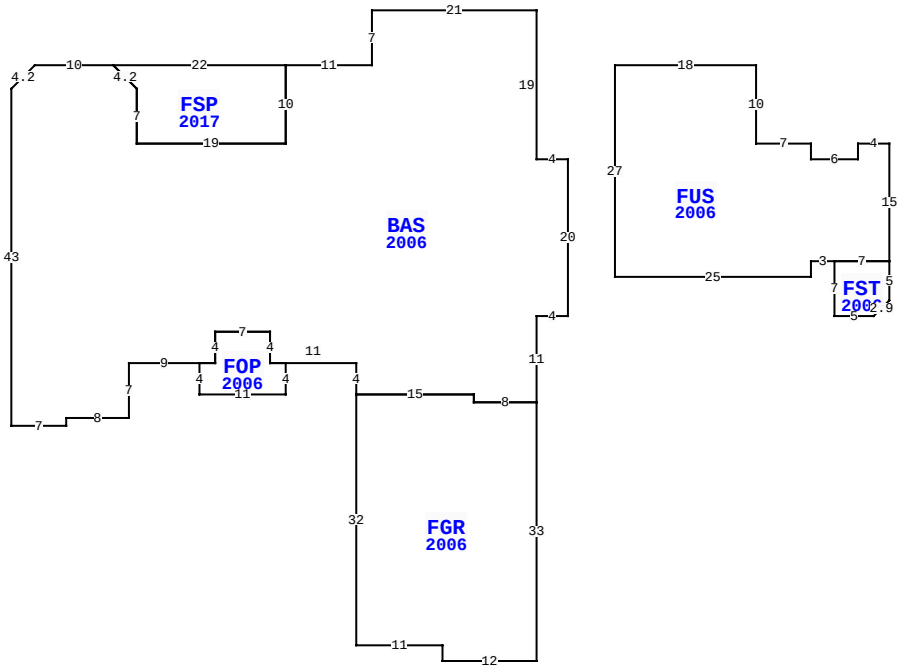
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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
BAS	2,758	100	2,758	376,636
FGR	752	55	414	56,537
FOP	72	30	22	3,004
FSP	195	40	78	10,652
FST	47	55	26	3,551
FUS	743	100	743	101,465
TOTALS	4,567		4,041	551,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,041	103.0480	146.84	593,380	2006	2008	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2021 Heated Area: 3501 HX Base Yr 2021



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

95488 BERMUDA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		551,843
TOTAL MARKET OB/XF VALUE		12,909
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		679,752
SOH/AGL Deduction		260,894
ASSESSED VALUE		418,858
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		368,858
TOTAL JUST VALUE		679,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010843	ADDITION	20,186	07/18/2022
B218451	REPAIR/RRF	29,325	08/01/2021
M11548	H/AC	0	05/01/2006
C17303	CO ISSUED	260,733	03/01/2006
E16977	NEW CONSTR	5,000	03/01/2006
R09010	REPAIR/RRF	6,400	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2373/1577	7/02/2020	WD	Q	I	01	435,000
GRANTOR: BOLTZ GERALD BRIAN						
GRANTEE: AKINS RICHARD W & C						
2139/1341	8/07/2017	WD	Q	I	01	406,000
GRANTOR: DOW GARY L & DALILA A						
GRANTEE: BOLTZ GERALD BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 S7 W11 FSP=[YR=2017] W22 D3 R3 S7 E19 N10$S10 W19 N7 U3 L3 W10 D3 L3 S43 E7 N1E8N7 E9 FOP=[YR=2006] S4E11N4W2N4W7S4W2$ E2N4E7S4E11S4 FGR=[YR=2006] S32 E11 S2 E12 N33 W8N1W15$E15S1E8N11 E4 N20 W4 N19$PTR=S7E10 FUS=[YR=2006] S27 E25 N2 E3 FST=[YR=2006] S7 E5 U2 R2 N5W7$E7N15W4S2W6N2 W7N10W18$ W10N7$.

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	0	0	1,700.00	SF	6.50	6.50	100	2006	2006	3	88	9,724	

LAND DESCRIPTION

TOTAL OB/XF 12,909

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 04/05/2023 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS