

LOT 2
IN OR 2402/1747
AMELIA NATIONAL #1 PB 7/48

BENSHOP FAMILY REVOCABLE TRUST
95537 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0002-0000



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 TITL 70		
Interior Floo	14	CARPET 30		
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	2,759	100	2,759	358,979
FGR	731	55	402	52,305
FOP	86	30	26	3,383
FOP	322	30	97	12,621
TOTALS	3,898		3,284	427,288

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,284	109.5720	136.96	449,777	2013	2013	0	0	5.00	95.00

1 SNGL FAM - 100% - 2021

Heated Area: 2759

HX Base Yr 2021

Property map showing lots BAS 2013, FOP 2013, and FGR 2013 with dimensions. Lot BAS 2013 is a large rectangular lot. Lot FOP 2013 is a smaller lot adjacent to BAS. Lot FGR 2013 is a long, narrow lot adjacent to FOP. Dimensions are provided for each lot and the boundaries between them.

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

04/18/2024 MLU

EXTRA FEATURES							95537 BERMUDA DR, FERNANDINA BEACH				INC DATE						AG DATE	
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360		
2	0861	POOL GUNIT	0	100	0	0	416.00	SF	85.00	85.00	100	2013	2013	3	71	25,106		
3	0855	CONC PAVER	0	100	0	0	950.00	SF	10.00	10.00	100	2013	2013	3	94	8,930		
4	0811	CONCRETE B	0	100	0	0	1,200.00	SF	5.20	5.20	100	2013	2013	3	94	5,866		
5	0911	SCRN RM A	0	100	0	0	840.00	SF	17.50	17.50	100	2013	2013	3	60	8,820		
6	1076	TRELLIS A	0	100	12	12	144.00	SF	7.50	7.50	100	2015	2015	3	78	842		
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	60	1,200		