LOT 13
IN OR 1875/1612
AMELIA NATIONAL #1 PB 7/48

COCKERELL LINDA F
95375 BERMUDA DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

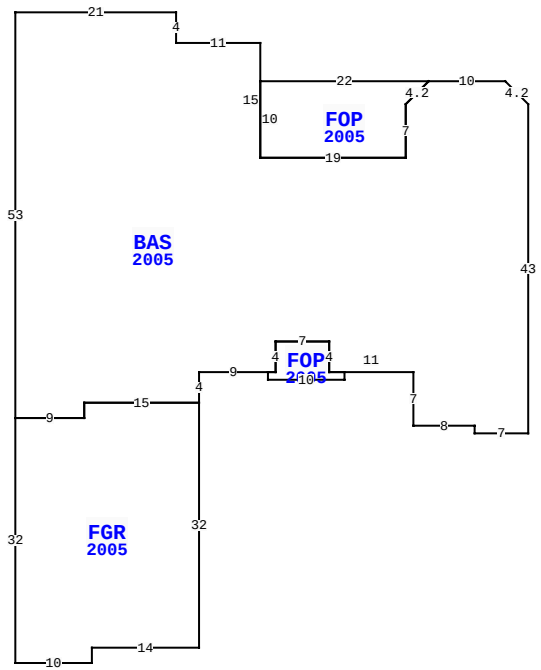
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,789	100	2,789	336,233
FGR	770	55	424	51,117
FOP	38	30	11	1,326
FOP	195	30	58	6,992
TOTALS	3,792		3,282	395,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,282	105.9840	132.48	434,799	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2014 Heated Area: 2789 HX Base Yr 2014



95375 BERMUDA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		395,667
TOTAL MARKET OB/XF VALUE		15,929
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		576,596
SOH/AGL Deduction		271,442
ASSESSED VALUE		305,154
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		255,154
TOTAL JUST VALUE		576,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106884	ROOF	30,500	05/27/2021
M0509695	H/AC	0	05/01/2005
R07536	REPAIR/RRF	4,200	04/01/2005
C14668	CO ISSUED	210,471	03/01/2005
P09147	OTHER	0	03/01/2005
B14668	NEW CONSTR	210,471	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1875/1612	8/26/2013	WD	Q	I	02	271,500
GRANTOR: LYNCH CHARLES						
GRANTEE: COCKERELL LINDA F						
1863/1762	6/21/2013	CT	U	I	18	203,200
GRANTOR: CLERK OF COURT						
GRANTEE: LYNCH CHARLES						

BUILDING NOTES

EXTRA FEATURES

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	2005	2005	3	89	3,115	
2	0855	CONC PAVER	0	100	0	0	1,490.00	SF	10.00	10.00	100	2005	2005	3	86	12,814	

BUILDING DIMENSIONS

BAS=[YR=2005] U3 L3 W10 FOP=[YR=2005] W22 S10 E19 N7 U3 R3 $ D3 L3 S7 W19 N15W11 N4 W21 S53 FGR=[YR=2005] S32 E10 N2 E14 N32 W15 S2 W9 $ E9 N2 E15 N4 E9 FOP=[YR=2005] S1 E10 N1 W2 N4 W7 S4 W1 $ E1 N4 E7 S4 E11 S7 E8 S1 E7 N43 $.

LAND DESCRIPTION

TOTAL OB/XF 15,929

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	165,000.00	165,000.00	165,000							

REVIEW DATE 01/17/2024 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS