

LOT 18
IN OR 1511/1752
AMELIA NATIONAL #1 PB 7/48

TUCKER EDGAR R & SHEILA H
95299 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

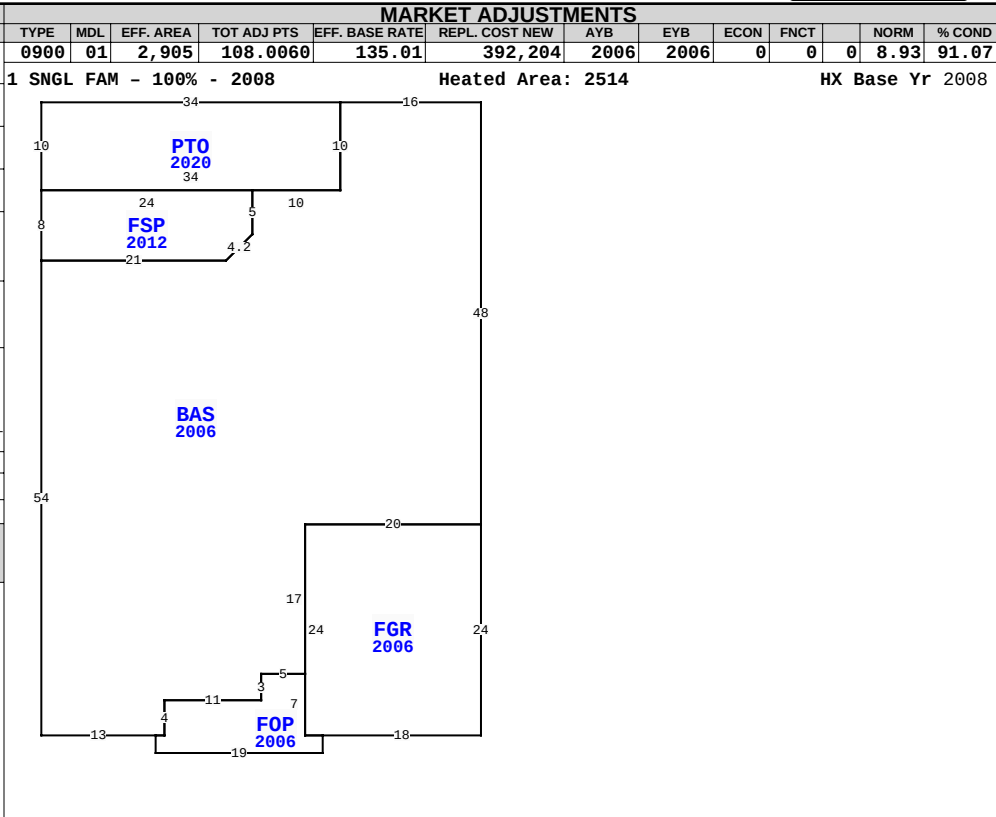
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,514	100	2,514	309,105
FGR	480	55	264	32,460
FOP	117	30	35	4,303
FSP	188	40	75	9,222
PTO	340	5	17	2,090

TOTALS	3,639		2,905	357,180
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	44	16	704.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	13	4	52.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0911	SCRN RM A	0	100	34	10	340.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	



95299 BERMUDA DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	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	0810	CONCRETE A	0	100	44	16	704.00	SF	6.50	6.50	100	2006	2006	3	87	3,981	
2	0810	CONCRETE A	0	100	13	4	52.00	SF	6.50	6.50	100	2006	2006	3	87	294	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
4	0911	SCRN RM A	0	100	34	10	340.00	SF	17.50	17.50	100	2020	2020	3	90	5,355	

TOTAL OB/XF											
12,780											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		357,180	
TOTAL MARKET OB/XF VALUE		12,780	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		534,960	
SOH/AGL Deduction		325,433	
ASSESSED VALUE		209,527	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		159,527	
TOTAL JUST VALUE		534,960	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		537,595	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000608	SCRN ENCLSR	9,600	02/01/2020
E16346	NEW CONSTR	1,900	12/01/2005
M10748	H/AC	0	12/01/2005
C16295	CO ISSUED	300,000	10/01/2005
R08382	REPAIR/RRF	3,500	10/01/2005
B16295	NEW CONSTR	300,000	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2003/1820	9/16/2015	SW	U	V	11
GRANTOR: AMELIA NATIONAL ENTER					
GRANTEE: WEEKLEY HOMES LP					
1511/1752	7/11/2007	WD	Q	I	318,000
GRANTOR: WEEKLEY HOMES LP					
GRANTEE: TUCKER EDGAR R & SH					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W16 PTO=[YR=2020] W34 S10 E34 N10\$ S10 W10 FSP=[YR=2012] W24 S8 E21 U3 R3 N5\$ S5 L3 D3 W21 S54 E13 FOP=[YR=2006] S2 E19N2 FGR=[YR=2006] E18 N24 W20 S24 E2\$W2 N7 W5 S3 W11 S4 W1\$ E1 N4 E11 N3 E5 N17 E20 N48\$.											