LOT 21
AMELIA NATIONAL #1 PB 7/48

FRAZIER JOHN M & SUSAN M
95269 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

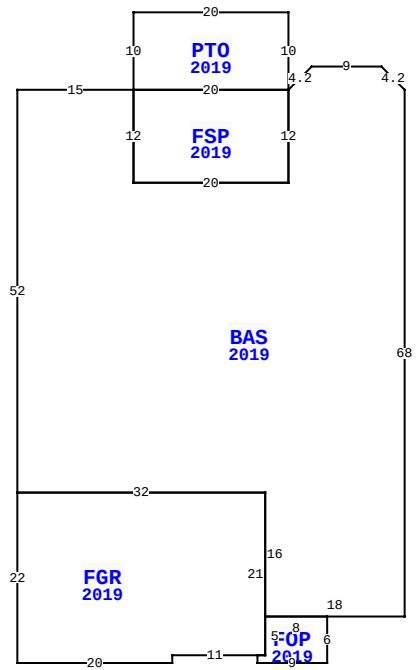
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,684	100	2,684	431,215
FGR	692	55	381	61,212
FOP	49	30	15	2,410
FSP	240	40	96	15,423
PTO	200	5	10	1,606
TOTALS	3,865		3,186	511,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,186	109.2960	163.94	522,313	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2021 Heated Area: 2684 HX Base Yr 2021



95269 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		511,867
TOTAL MARKET OB/XF VALUE		24,612
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		701,479
SOH/AGL Deduction		233,681
ASSESSED VALUE		467,798
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		417,798
TOTAL JUST VALUE		701,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		653,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1808447	CO ISSUED	0	02/21/2019
B1808447	NEW CONSTR	360,662	08/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/0522	12/02/2020	WD	Q	I	01	589,000
GRANTOR: SAFILLE EDUARDO F & L						
GRANTEE: FRAZIER JOHN M & SU						
2257/1090	2/22/2019	WD	Q	I	02	490,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SAFILLE EDUARDO F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W9 D3 L3 PTO=[YR=2019] N10 W20 S10 E20$ FSP=[YR=2019] W20 S12 E20 N12$ S12 W20 N12 W15 S52 FGR=[YR=2019] S22 E20 N1 E11 FOP=[YR=2019] S1 E9 N6 W8 S5 W1$ E1 N21 W32$ E32 S16 E18 N68$.

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	2019	2019	3	99	3,465	
2	0855	CONC PAVER	0	100	10	3	30.00	SF	10.00	10.00	100	2019	2019	3	98	294	
3	0855	CONC PAVER	0	100	0	0	905.00	SF	10.00	10.00	100	2019	2019	3	98	8,869	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	86	4,300	
5	0462	ST/AL FNC	0	100	114	0	456.00	SF	10.00	10.00	100	2019	2019	3	90	4,104	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	
7	0911	SCRN RM A	0	100	20	10	200.00	SF	17.50	17.50	100	2019	2019	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 24,612

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	165,000.00	165,000.00	165,000							

REVIEW DATE 11/06/2019 BY KWNW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS