



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 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	2,600	100	2,600	417,719
FGR	644	55	354	56,874
FOP	39	30	12	1,928
FSP	203	40	81	13,013
TOTALS	3,486		3,047	489,534

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	16	3	48.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	894.00	SF	10.00	10.00	100	2019
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	3,750.00	3,750.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,047	109.2960	163.94	499,525	2019	2019	0	0	2.00	98.00
1 SFR CUST - 100% - 2020											
Heated Area: 2600											
HX Base Yr 2020											

95261 BERMUDA DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/18/2024 MLU											

TOTAL OB/XF											
12,456											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
489,534											
TOTAL MARKET OB/XF VALUE											
12,456											
TOTAL LAND VALUE - MARKET											
165,000											
TOTAL MARKET VALUE											
666,990											
SOH/AGL Deduction											
257,686											
ASSESSED VALUE											
409,304											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
359,304											
TOTAL JUST VALUE											
666,990											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
618,503											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807196	CO ISSUED	0	02/21/2019
B1807196	NEW CONSTR	343,778	07/16/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2257/1235	2/22/2019	WD	Q	I	01	445,200	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: RAGSDALE JEREMY W							
2164/0373	12/11/2017	SW	U	V	37	481,000	
GRANTOR: WEEKLEY HOMES LLC							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] U3 L3 W9 FSP=[YR=2019] W21 S11 E18 N8 U3 R3 \$ D3 L3 S8 W18 N11 W17 S52 FGR=[YR=2019] S20 E19 S2 E12 N8 FOP=[YR=2019] E9 N2 W2 N3 W7 S5\$ N14 W31\$ E31 S9 E7 S3 E12 N61\$.											