

LOT 31
IN OR 2021/937
AMELIA NATIONAL #1 PB 7/48

FANT ROBERT B & ALICE C
95155 BERMUDA DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0031-0000



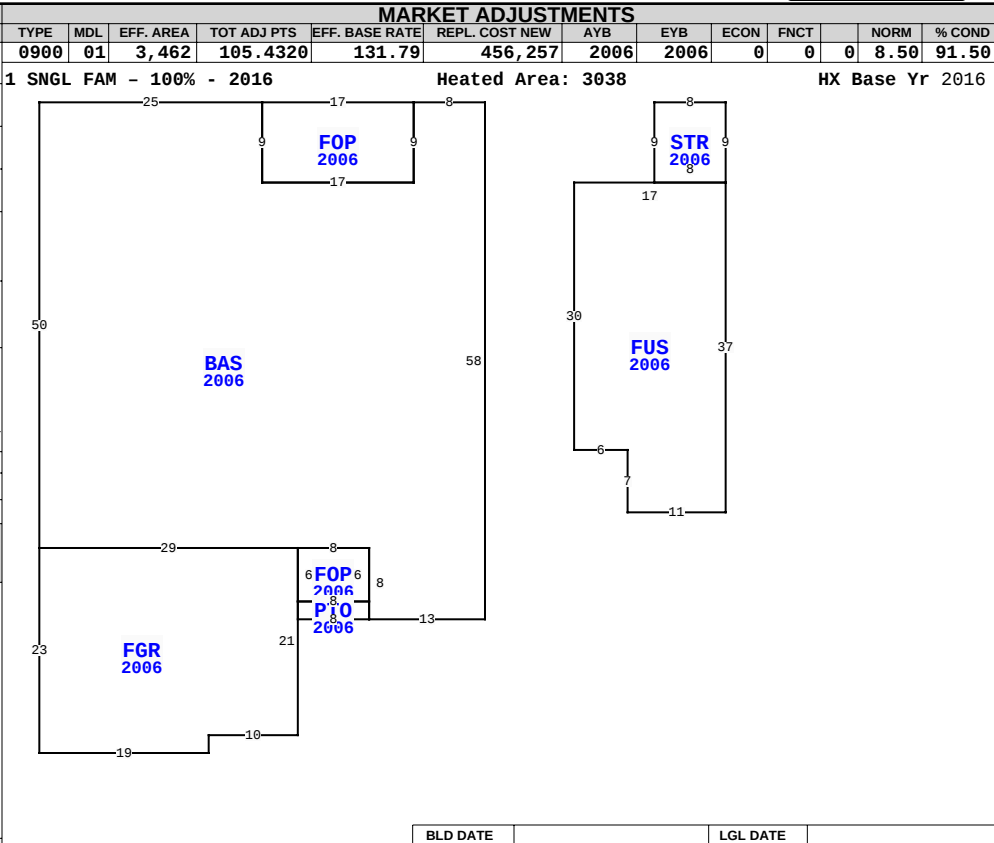
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,451	100	2,451	295,561
FGR	647	55	356	42,929
FOP	48	30	14	1,688
FOP	153	30	46	5,547
FUS	587	100	587	70,785
PTO	16	5	1	121
STR	72	10	7	845
TOTALS	3,974		3,462	417,475

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0810	CONCRETE A	0 100	43	26	1,118.00	SF	6.50	6.50	100	2006
3	0810	CONCRETE A	0 100	25	3	75.00	SF	6.50	6.50	100	2006

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	



95155 BERMUDA DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/18/2024
	INC DATE		AG DATE	MLU

TOTAL OB/XF											
											9,896

NASSAU COUNTY PROPERTY											
PAGE 1 of 1										4	
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						417,475					
TOTAL MARKET OB/XF VALUE						9,896					
TOTAL LAND VALUE - MARKET						165,000					
TOTAL MARKET VALUE						592,371					
SOH/AGL Deduction						269,672					
ASSESSED VALUE						322,699					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						272,699					
TOTAL JUST VALUE						592,371					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						603,530					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17607	NEW CONSTR	2,000	07/01/2006
M11731	H/AC	0	07/01/2006
P0611234	NEW CONSTR	0	06/01/2006
C16367	CO ISSUED	240,000	10/01/2005
R08439	REPAIR/RRF	5,000	10/01/2005
B16367	NEW CONSTR	240,000	10/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2021/0937	12/29/2015	WD	Q	I	01	334,900	
GRANTOR: PORFIRIO KARL							
GRANTEE: FANT ROBERT B & ALI							
1754/1824	8/31/2011	WD	U	I	12	238,000	
GRANTOR: SHNIPES JEROME D & BO							
GRANTEE: PORFIRIO KARL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W8 FOP=[YR=2006] W17 S9 E17 N9\$S9W17N9W25 S50 FGR=[YR=2006] S23 E19N2E10N21 W29\$E29 FOP=[YR=2006] S6 PTO=[YR=2006] S2 E8N2W8\$ E8 N6W8\$ E8 S8 E13N58\$ PTR=S9E10 FUS=[YR=2006] S30 E6 S7 E11 N37 STR=[YR=2006] N9 W8 S9 E8\$ W17\$ W10 N9\$.											