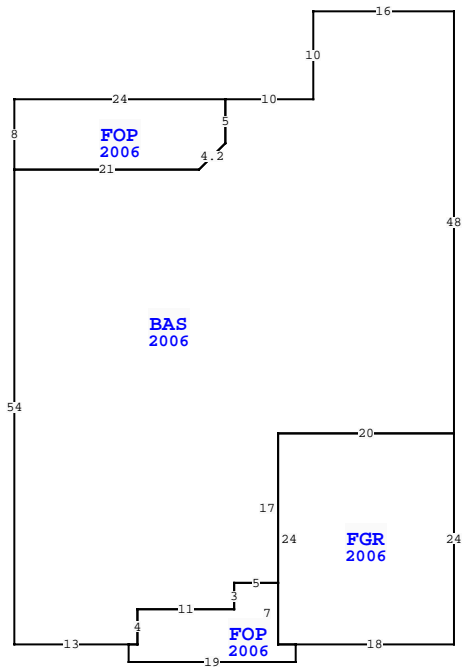


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	20	FACE BRICK	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	90
Interior Floor	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating 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
BAS	2,514	100	2,514
FGR	480	55	264
FOP	117	30	35
FOP	188	30	56
TOTALS	3,299		2,869
			376,687

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,869	115.3380	144.17	413,624	2006	2006	0	0	8.93	91.07
1 SNGL FAM - 100% - 2023 Heated Area: 2514 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	Tax Group: 4	STANDARD
BUILDING MARKET VALUE	Tax Dist:	
TOTAL MARKET OB/XF VALUE		376,687
TOTAL LAND VALUE - MARKET		12,141
TOTAL MARKET VALUE		165,000
SOH/AGL Deduction		553,828
ASSESSED VALUE		0
TOTAL EXEMPTION VALUE	HX HB	553,828
BASE TAXABLE VALUE		50,000
TOTAL JUST VALUE		503,828
NCON VALUE		553,828
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		559,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10888	H/AC	0	01/01/2006
E16595	NEW CONSTR	2,250	01/01/2006
P10302	NEW CONSTR	0	11/01/2005
C16366	CO ISSUED	300,000	10/01/2005
R08438	REPAIR/RRF	3,500	10/01/2005
B16366	NEW CONSTR	300,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/1563	10/17/2022	WD	Q	I	02	625,000
GRANTOR: WILLIAMS-VANDERWOLF F						
GRANTEE: HARANT KAREN & LEE						
2376/1855	7/07/2020	WD	Q	I	01	358,000
GRANTOR: MCNAMARA PETER J & CA						
GRANTEE: WILLIAMS-VANDERWOLF						

EXTRA FEATURES															BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
95053 BERMUDA DR, FERNANDINA BEACH																		04/18/2024		MLU
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	45	16	720.00	SF	6.50	6.50	100	2006	2006	3	87	4,072				
2	0810	CONCRETE A	0	100	13	4	52.00	SF	6.50	6.50	100	2006	2006	3	87	294				
3	0855	CONC PAVER	0	100	25	14	350.00	SF	10.00	10.00	100	2010	2010	3	91	3,185				
4	1076	TRELLIS A	0	100	14	12	168.00	SF	7.50	7.50	100	2010	2010	3	60	756				
5	0462	ST/AL FNC	0	100	150	0	600.00	SF	10.00	10.00	100	2010	2010	3	60	3,600				
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	78	234				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2006] W16 S10 W10 FOP=[YR=2006] W24 S8 E21 U3 R3 N5\$ S5 L3 D3 W21 S54 E13 FOP=[YR=2006] S2 E19 N2 FGR=[YR=2006] E18 N24 W20 S24 E2\$ W2 N7 W5 S3 W11 S4 W1\$ E1 N4 E11 N3 E5 N17 E20 N48\$.											

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							