



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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

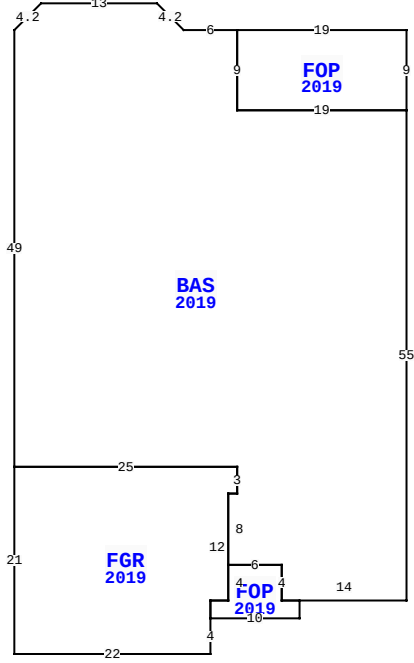
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,306	100	2,306	383,344
FGR	495	55	272	45,216
FOP	44	30	13	2,161
FOP	171	30	51	8,478
TOTALS	3,016		2,642	439,199

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	16	3	48.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	39	16	624.00	SF	10.00	10.00

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,642	113.0880	169.63	448,162	2019	2019	0	0
1 SFR CUST - 100% - 2020					Heated Area: 2306	HX Base Yr 2020			



95034 BERMUDA DR, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					04/18/2024 MLU				

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					439,199				
TOTAL MARKET OB/XF VALUE					6,585				
TOTAL LAND VALUE - MARKET					165,000				
TOTAL MARKET VALUE					610,784				
SOH/AGL Deduction					279,585				
ASSESSED VALUE					331,199				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					281,199				
TOTAL JUST VALUE					610,784				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					541,025				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1806178	CO ISSUED	0	05/02/2019
B1806178	NEW CONSTR	301,179	06/15/2018

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2286/0279	6/27/2019	WD	Q	I	02	389,900			
GRANTOR: RIVERSIDE HOMES OF N									
GRANTEE: COTTLE DEBRA & STAN									
2151/0372	10/10/2017	SW	U	V	37	111,000			
GRANTOR: WEEKLEY HOMES LLC F/K									
GRANTEE: RIVERSIDE HOMES OF									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2019] W19 BAS=[YR=2019] W6 U3 L3 W13 D3 L3 S49									
FGR=[YR=2019] S21 E22 N4 FOP=[YR=2019] E10 N2 W2 N4 W6 S4									
W2 S2\$ N2 E2 N12 E1 N3 W25\$ E25 S3 W1 S8 E6 S4 E14 N55 W19									
N9\$ S9 E19 N9\$.									