

LOT 128
IN OR 1419/1487
AMELIA NATIONAL #1 PB 7/48

TRUSTEE OF THE SEAMANS TRUST/SEAMANS SHELLEY C
95054 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0128-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

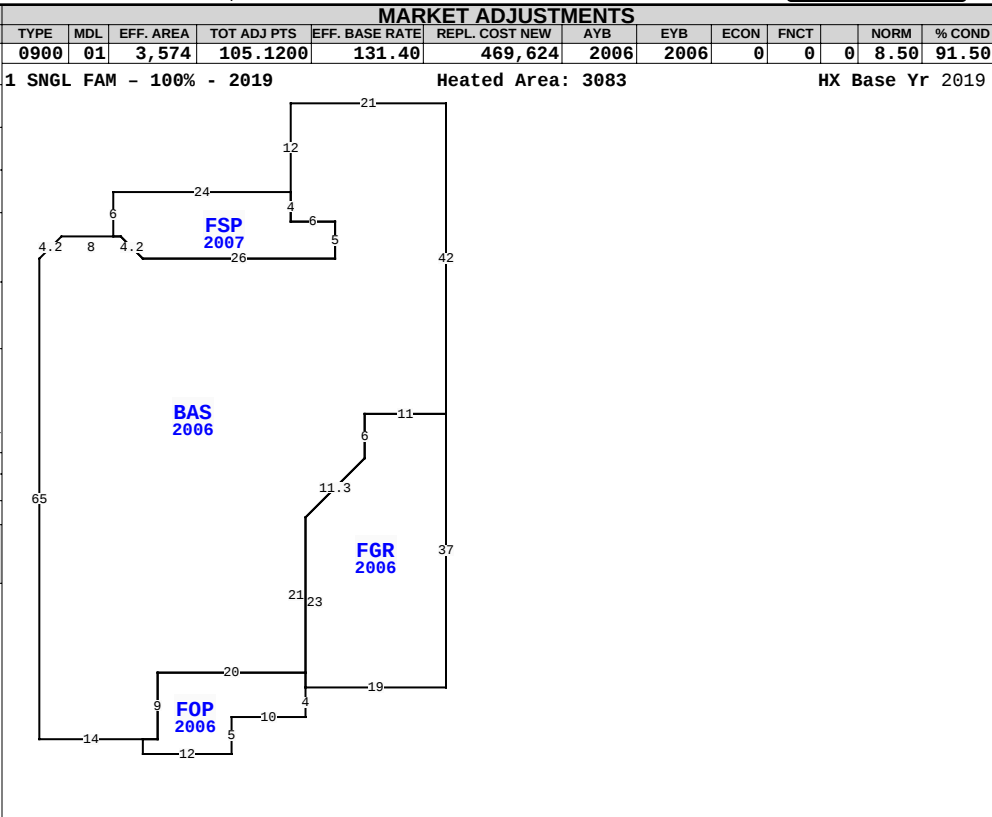
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,083	100	3,083	370,672
FGR	623	55	343	41,239
FOP	174	30	52	6,252
FSP	239	40	96	11,542

TOTALS	4,119		3,574	429,706
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	52	16	832.00	SF	6.50
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50



95054 BERMUDA DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	
			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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0810	CONCRETE A	0	100	52	16	832.00	SF	6.50	6.50	100	2006	2006	3	87	4,705	
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2006	2006	3	87	424	

LAND DESCRIPTION										TOTAL OB/XF										8,279	
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	LA VA				
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	1				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		429,706	
TOTAL MARKET OB/XF VALUE		8,279	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		602,985	
SOH/AGL Deduction		377,062	
ASSESSED VALUE		225,923	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		175,923	
TOTAL JUST VALUE		602,985	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		615,927	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10353	H/AC	0	09/01/2005
P09793	NEW CONSTR	0	08/01/2005
E15376	NEW CONSTR	1,900	07/01/2005
C0515492	CO ISSUED	297,360	06/01/2005
R0507819	REPAIR/RRF	3,500	06/01/2005
B0515492	NEW CONSTR	297,360	06/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2003/1820	9/16/2015	SW	U	V	11	100	
GRANTOR:AMELIA NATIONAL ENTER							
GRANTEE:WEEKLEY HOMES LP							
1419/1487	6/13/2006	WD	Q	I		520,000	
GRANTOR:WEEKLEY HOMES LP							
GRANTEE:SEAMANS TRUEMAN T &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W21 S12 FSP=[YR=2007] W24 S6E1 D3 R3 E26 N5 W6 N4 \$ S4 E6 S5 W26 L3 U3 W8 D3 L3 S65 E14 FOP=[YR=2006] S2 E12 N5 E10 N4 FGR=[YR=2006] E19 N37 W11 S6 D8 L8 S23 \$ N2 W20 S9 W2 \$ E2 N9 E20 N21 R8 U8 N6 E11 N42 \$.									