LOT 131
AMELIA NATIONAL #1 PB 7/48

DESOTO MARIE
95128 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0131-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

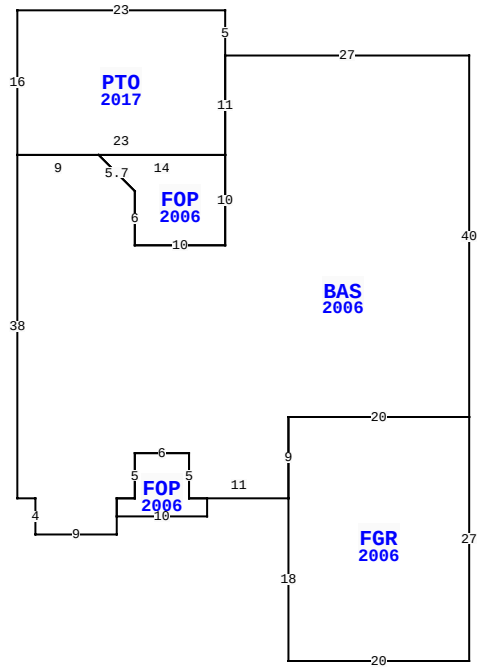
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,915	100	1,915	245,557
FGR	540	55	297	38,084
FOP	50	30	15	1,923
FOP	108	30	32	4,103
PTO	368	5	18	2,309
TOTALS	2,981		2,277	291,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,277	112.1120	140.14	319,099	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 0% - 0 Heated Area: 1915 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

95128 BERMUDA DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	291,976
TOTAL MARKET OB/XF VALUE	11,103
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	468,079
SOH/AGL Deduction	5,408
ASSESSED VALUE	462,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	462,671
TOTAL JUST VALUE	468,079
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	461,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17609	NEW CONSTR	2,000	07/01/2006
M11732	H/AC	0	07/01/2006
P0611236	NEW CONSTR	0	06/01/2006
C16204	CO ISSUED	230,000	10/01/2005
B16204	NEW CONSTR	230,000	10/01/2005
R08329	REPAIR/RRF	5,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/0835	9/20/2021	WD	Q	I	02	444,000
GRANTOR: WILSON HUGH E III & M						
GRANTEE: DESOTO MARIE						
2325/1691	12/13/2019	WD	Q	I	02	250,000
GRANTOR: ROBINSON PENELOPE G L						
GRANTEE: WILSON HUGH E III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W27 PTO=[YR=2017] N5 W23 S16 E23 N11$ S11
FOP=[YR=2006] W14 D4 R4 S6E10N10$ S10W10N6 U4 L4 W9 S38
E2S4E9N2 FOP=[YR=2006] E10N2 W2N5W6S5W2S2$N2E2N5E6S5E11
FGR=[YR=2006] S18E20N27W20S9$ N9E20 N40$.

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0810	CONCRETE A	0	0	42	16	672.00	SF	6.50	6.50	100	2006	2006	3	87	3,800	
3	0810	CONCRETE A	0	0	36	3	108.00	SF	6.50	6.50	100	2006	2006	3	87	611	
4	0911	SCRN RM A	0	0	23	16	368.00	SF	17.50	17.50	100	2012	2012	3	55	3,542	

LAND DESCRIPTION

TOTAL OB/XF 11,103

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS