



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

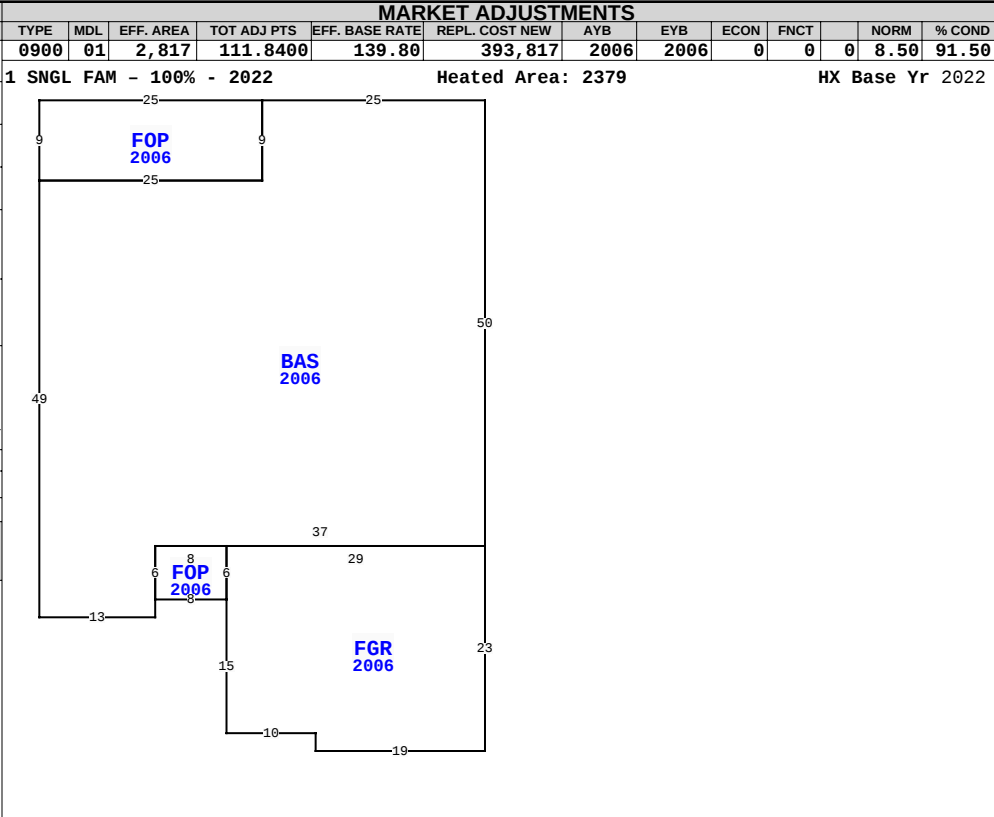
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,379	100	2,379	304,314
FGR	647	55	356	45,539
FOP	48	30	14	1,791
FOP	225	30	68	8,698

TOTALS	3,299		2,817	360,343
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	41	26	1,066.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	
4	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00	10.00	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	

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



95140 BERMUDA DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	41	26	1,066.00	SF	6.50	6.50	100	2006	2006	3	87	6,028	
3	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2006	2006	3	87	390	
4	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00	10.00	100	2013	2013	3	71	3,408	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	85	255	

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

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		360,343
TOTAL MARKET OB/XF VALUE		13,231
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		538,574
SOH/AGL Deduction		65,779
ASSESSED VALUE		472,795
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		422,795
TOTAL JUST VALUE		538,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12077	H/AC	0	09/01/2006
C16195	CO ISSUED	240,000	08/01/2006
E17927	NEW CONSTR	2,000	08/01/2006
P11449	NEW CONSTR	0	08/01/2006
R08320	REPAIR/RRF	5,000	10/01/2005
B16195	NEW CONSTR	240,000	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2423/0441	1/04/2021	WD	Q	I	01
GRANTOR: BAUER MICHAEL					
GRANTEE: MARTINS DENISE & J					
2124/1657	6/01/2017	WD	Q	I	01
GRANTOR: JUCKETT NATHANAEL CLA					
GRANTEE: BAUER MICHAEL					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2006] W25 FOP=[YR=2006] W25 S9 E25 N9\$ S9 W25 S49 E13 N2 FOP=[YR=2006] E8 FGR=[YR=2006] S15 E10S2 E19 N23 W29S6\$ N6W8S6\$N6E37 N50\$.					