

LOT 140  
IN OR 2239/1410  
AMELIA NATIONAL #1 PB 7/48

BELTRAN ADRIAN M & ANN B  
95232 BERMUDA DRIVE  
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0140-0000



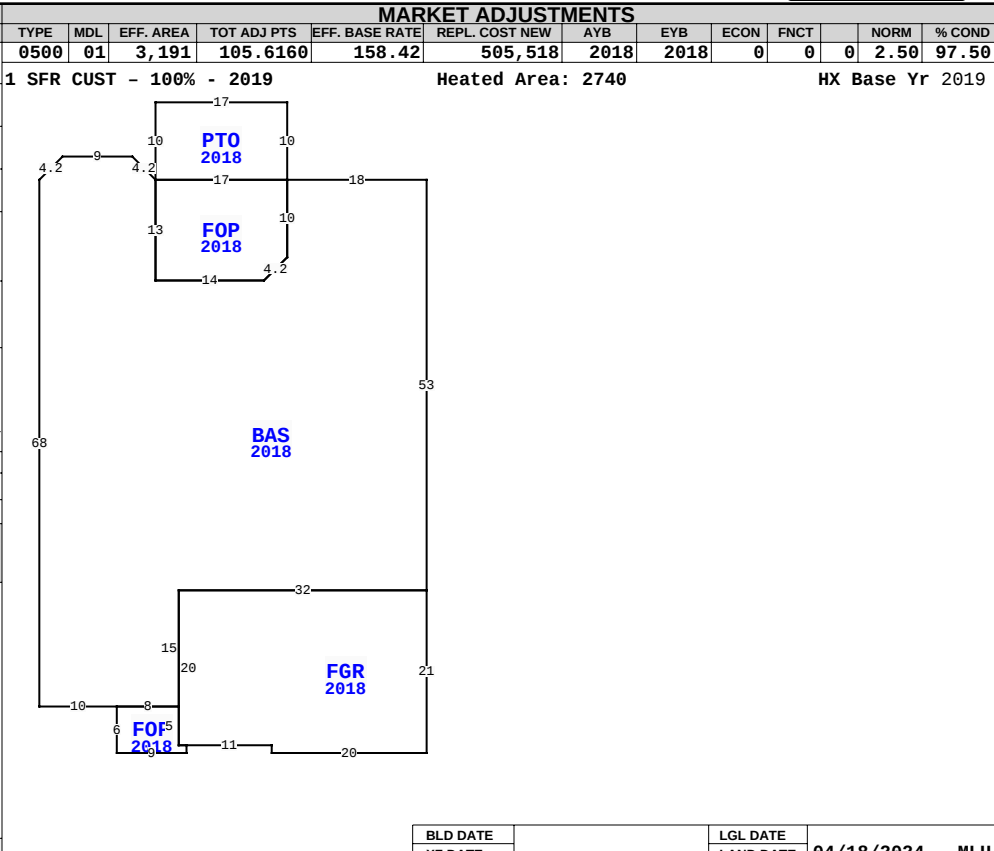
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| 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                |    | 2 100          |
| 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       | 2,740            | 100         | 2,740        | 423,219              |
| FGR       | 660              | 55          | 363          | 56,068               |
| FOP       | 49               | 30          | 15           | 2,317                |
| FOP       | 217              | 30          | 65           | 10,040               |
| PTO       | 170              | 5           | 8            | 1,235                |
| TOTALS    | 3,836            |             | 3,191        | 492,880              |

| EXTRA FEATURES |       |             |     |     |    |    |        |    |          |                |       |
|----------------|-------|-------------|-----|-----|----|----|--------|----|----------|----------------|-------|
| L N            | OB/XF | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0855  | CONC PAVER  | 0   | 100 | 9  | 3  | 27.00  | SF | 10.00    | 10.00          |       |
| 2              | 0855  | CONC PAVER  | 0   | 100 | 0  | 0  | 830.00 | SF | 10.00    | 10.00          |       |
| 3              | 0500  | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       |       |
| 4              | 0911  | SCRN RM A   | 0   | 100 | 17 | 10 | 170.00 | SF | 17.50    | 17.50          |       |

| 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        |       |



|                                    |          |  |           |            |
|------------------------------------|----------|--|-----------|------------|
| 95232 BERMUDA DR, FERNANDINA BEACH | BLD DATE |  | LGL DATE  |            |
|                                    | XF DATE  |  | LAND DATE | 04/18/2024 |
|                                    | INC DATE |  | AG DATE   | MLU        |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 492,880     |        |
| TOTAL MARKET OB/XF VALUE  |  | 14,183      |        |
| TOTAL LAND VALUE - MARKET |  | 165,000     |        |
| TOTAL MARKET VALUE        |  | 672,063     |        |
| SOH/AGL Deduction         |  | 291,730     |        |
| ASSESSED VALUE            |  | 380,333     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 330,333     |        |
| TOTAL JUST VALUE          |  | 672,063     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 600,064     |        |

| PERMIT NUM | DESCRIPTION    | AMT     | ISSUED     |
|------------|----------------|---------|------------|
| B1804097   | CO ISSUED      | 0       | 11/28/2018 |
| B1808815   | SCRN ENCLOSURE | 4,063   | 11/01/2018 |
| B1804097   | NEW CONSTR     | 364,798 | 04/23/2018 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2239/1410                      | 11/28/2018 | WD Q      | I   | 01  |        |
| GRANTOR: RIVERSIDE HOMES OF N  |            |           |     |     |        |
| GRANTEE: BELTRAN ADRIAN M &    |            |           |     |     |        |
| 2145/1124                      | 9/07/2017  | SW U      | V   | 37  |        |
| GRANTOR: WEEKLEY HOMES LLC F/K |            |           |     |     |        |
| GRANTEE: RIVERSIDE HOMES OF    |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                         |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2018] W18 PTO=[YR=2018] N10 W17 S10 E17\$           |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2018] W17 S13 E14 U3 R3 N10\$ S10 D3 L3 W14 N13     |  |  |  |  |  |  |  |  |  |  |  |
| L3 U3 W9 D3 L3 S68 E10 FOP=[YR=2018] S6 E9 N1               |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2018] E11 S1 E20 N21 W32 S20 E1\$ W1 N5 W8\$ E8 N15 |  |  |  |  |  |  |  |  |  |  |  |
| E32 N53\$.                                                  |  |  |  |  |  |  |  |  |  |  |  |