



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	316,330
FGR	566	55	311	41,353
FOP	116	30	35	4,654
FOP	168	30	50	6,648
PTO	260	5	13	1,728
TOTALS	3,489		2,788	370,714

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	43	16	688.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	
4	0911	SCRN RM A	0	100	10	26	260.00	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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,788	116.2560	145.32	405,152	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2011 Heated Area: 2379 HX Base Yr											
95272 BERMUDA DR, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY					
VALUATION SUMMARY		PAGE 1 of 1			
VALUATION BY	STANDARD				
Tax Group: 4	Tax Dist:				
BUILDING MARKET VALUE	370,714				
TOTAL MARKET OB/XF VALUE	9,479				
TOTAL LAND VALUE - MARKET	165,000				
TOTAL MARKET VALUE	545,193				
SOH/AGL Deduction	67,510				
ASSESSED VALUE	477,683				