



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	14	CARPET 60
Interior Floo	15	HARDTILE 40
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	2,617	100	2,617	319,985
FGR	579	55	318	38,882
FOP	35	30	10	1,222
FSP	253	40	101	12,350
TOTALS	3,484		3,046	372,439

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	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	42	26	1,092.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	10	3	30.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	21	36	756.00	SF	6.50	6.50	
5	0911	SCRN RM A	0	0	21	36	756.00	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	CONSV
1	000134	C	SFR POND	0		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	3,046	106.9040	133.63	407,037	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 0% - 2024 Heated Area: 2617 HX Base Yr											
95288 BERMUDA DR, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										372,439	
TOTAL MARKET OB/XF VALUE										17,342	
TOTAL LAND VALUE - MARKET										165,000	
TOTAL MARKET VALUE										554,781	
SOH/AGL Deduction										0	
ASSESSED VALUE										554,781	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										554,781	
TOTAL JUST VALUE										554,781	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										559,934	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18178	SCRN RM	15,000	10/31/2006
M10819	H/AC	0	12/01/2005
P10307	NEW CONSTR	0	11/01/2005
C16200	CO ISSUED	240,000	10/01/2005
B16200	NEW CONSTR	240,000	10/01/2005
E16032	NEW CONSTR	0	10/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2649/636	6/19/2023	WD	Q	I	01	585,000			
GRANTOR: OSBORNE NATHANIEL LEE									
GRANTEE: BROWN JEFFREY S & E									
2193/0726	4/27/2018	WD	Q	I	01	312,500			
GRANTOR: NATIONAL RESIDENTIAL									
GRANTEE: OSBORNE NATHANIEL L									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2017] N9W26S14E11N5 U3 R3 E9 D3 R3 \$BAS=[YR=2006] U3 L3 W9 D3 L3 S5 W11 N14 W24 S49 FGR=[YR=2006] S20 E9S1E19N21W28\$ E28 S15 FOP=[YR=2006] S5E7N5W7\$E7S6E15 N61\$.											