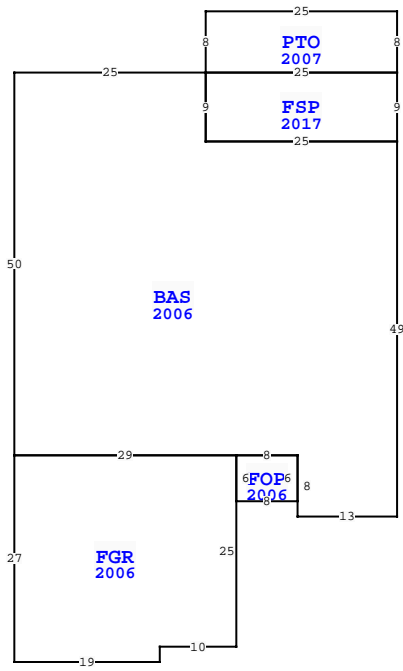


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	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
BAS	2,379	100	2,379
FGR	763	55	420
FOP	48	30	14
FSP	225	40	90
PTO	200	5	10
TOTALS	3,615		2,913
			364,546

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,913	109.4160	136.77	398,411	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2008 Heated Area: 2379 HX Base Yr 2008											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		364,546	
TOTAL MARKET OB/XF VALUE		11,507	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		541,053	
SOH/AGL Deduction		322,673	
ASSESSED VALUE		218,380	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		168,380	
TOTAL JUST VALUE		541,053	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		544,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808379	REMODEL	48,250	11/01/2018
B1807747	H/AC	0	09/01/2018
B19780	XFOB	7,000	04/01/2007
M11729	H/AC	0	07/01/2006
P0611259	NEW CONSTR	0	06/01/2006
C17700	CO ISSUED	305,000	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/0654	11/07/2006	WD	Q	I		458,600
GRANTOR: MORRISON HOMES INC						
GRANTEE: COLE ROBERT D & JAN						
1285/0221	1/03/2005	WD	U	V	19	2,720,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: MORRISON HOMES INC						

EXTRA FEATURES															BLD DATE		LGL 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	INC DATE	LAND DATE	AG DATE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150				
2	0810	CONCRETE A	0	100	30	90.00	SF	6.50	6.50	100	2006	2006	3	87	509				
3	0810	CONCRETE A	0	100	46	1,196.00	SF	6.50	6.50	100	2006	2006	3	87	6,763				
4	0911	SCRN RM A	0	100	8	200.00	SF	17.50	17.50	100	2007	2007	3	31	1,085				
TOTALS															95312 BERMUDA DR, FERNANDINA BEACH		04/18/2024 MLU		

BUILDING NOTES									

BUILDING DIMENSIONS									
PTO=[YR=2007] N8 W25 S8 E25\$ FSP=[YR=2017] W25 BAS=[YR=2006] W25 S50 FGR=[YR=2006] S27 E19N2E10 N25 W29\$ E29FOP=[YR=2006] S6E8N6W8\$E8S8E13 N49W25N9\$ S9E25N9\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							