LOT 153
AMELIA NATIONAL #1 PB 7/48

LANZ ROCKWELL
95384 BERMUDA DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0153-0000

BUILDING CHARACTERISTICS

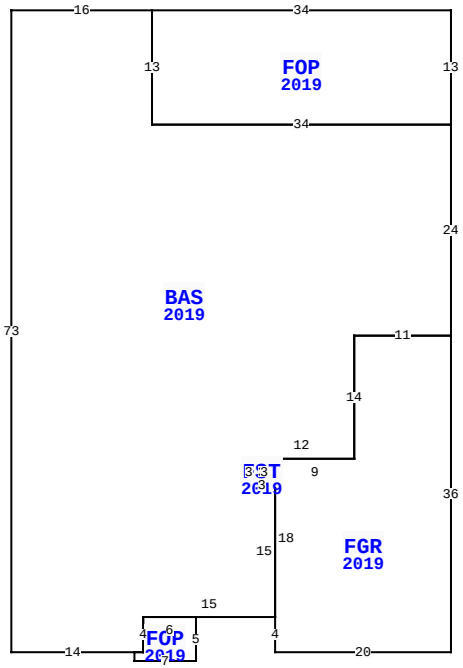
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,545	100	2,545	408,882
FGR	594	55	327	52,536
FOP	31	30	9	1,446
FOP	442	30	133	21,368
FST	9	55	5	804
TOTALS	3,621		3,019	485,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,019	109.2960	163.94	494,935	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2020 Heated Area: 2545 HX Base Yr 2020



95384 BERMUDA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		485,036
TOTAL MARKET OB/XF VALUE		63,117
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		713,153
SOH/AGL Deduction		298,573
ASSESSED VALUE		414,580
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		364,580
TOTAL JUST VALUE		713,153
NCON VALUE		55,040
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		586,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003584	SWIM POOL	80,000	03/17/2023
C1807474	CO ISSUED	0	09/23/2019
B1807474	NEW CONSTR	349,229	11/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2312/1636	10/15/2019	WD	Q	I	01	445,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: LANZ ROCKWELL						
2085/1915	8/29/2016	WD	U	V	11	100
GRANTOR: FF FLORIDA SOUTHERN H						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W34 BAS=[YR=2019] W16 S73 E14 FOP=[YR=2019] S1 E7 N5 W6 S4 W1 $ E1 N4 E15 FGR=[YR=2019] S4 E20 N36 W11 S14 W9 FST=[YR=2019] W3 S3 E3 N3$ S18$ N15 W3 N3 E12 N14 E11 N24 W34 N13$ S13 E34 N13$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	3	18	54.00	SF	6.50	6.50	100	2019	2019	3	98	344	
2	0810	CONCRETE A	0	100	0	0	670.00	SF	6.50	6.50	100	2019	2019	3	98	4,268	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
4	0861	POOL GUNIT	1	100	0	0	490.00	SF	85.00	85.00	100	2023	2023		100	41,650	
5	0855	CONC PAVER	1	100	0	0	589.00	SF	10.00	10.00	100	2023	2023		100	5,890	
6	0462	ST/AL FNC	1	100	0	0	720.00	SF	10.00	10.00	100	2023	2023		100	7,200	
7	0463	FENCE GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2023		100	300	

LAND DESCRIPTION

TOTAL OB/XF 63,117

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 11/07/2019 BY KWNW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS