LOT 154
AMELIA NATIONAL #1 PB 7/48

PODCZERWINSKI JOHN/HEIBY GAYLE A
95406 BERMUDA DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0154-0000

BUILDING CHARACTERISTICS

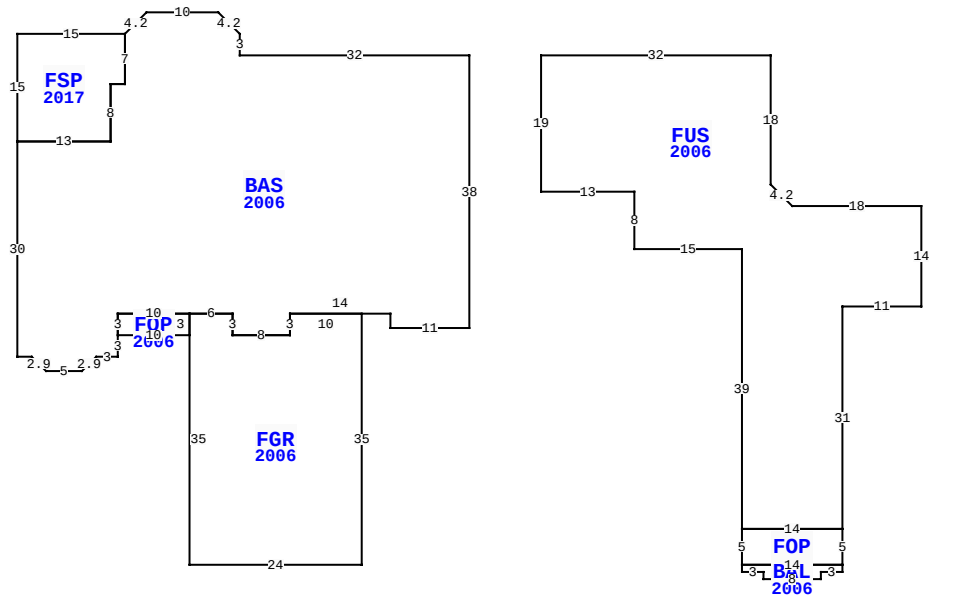
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
BAL	22	15	3	344
BAS	2,335	100	2,335	267,450
FGR	816	55	449	51,428
FOP	30	30	9	1,031
FOP	70	30	21	2,406
FSP	209	40	84	9,621
FUS	1,525	100	1,525	174,674
TOTALS	5,007		4,426	506,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,426	100.1440	125.18	554,047	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2024 Heated Area: 3860 HX Base Yr 2024



95406 BERMUDA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		506,953
TOTAL MARKET OB/XF VALUE		12,516
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		684,469
SOH/AGL Deduction		0
ASSESSED VALUE		684,469
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		634,469
TOTAL JUST VALUE		684,469
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		708,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1896169	REPAIR FOP BEAM	10,400	12/01/2018
E16382	NEW CONSTR	1,900	12/01/2005
M10702	H/AC	0	11/01/2005
P10313	NEW CONSTR	0	11/01/2005
C16413	CO ISSUED	692,400	10/01/2005
R08455	REPAIR/RRF	3,500	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2436/1115	2/17/2021	WD	Q	I	01	535,000
GRANTOR: CARNES GARY W & B DEE						
GRANTEE: PODCZERWINSKI JOHN						
2285/1614	6/21/2019	WD	Q	I	02	452,700
GRANTOR: BOYLE THOMAS E & LIND						
GRANTEE: CARNES GARY W & B D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W32 N3 U3 L3 W10 L3 D3 FSP=[YR=2017] W15S15E13N8E2N7$S7W2S8 W13S30 E2 R2 D2 E5 R2 U2 E3N3 FOP=[YR=2006] E10N3W10S3$N3E10 FGR=[YR=2006] S35E24N35W10S3W8N3W6$ E6S3E8N3E14S2E11N38$ PTR=E10 FUS=[YR=2006] E32S18 D3 R3 E18S14W11 S31 FOP=[YR=2006] S5 BAL=[YR=2006] S1W3S1 W8N1W3N1E14$W14N5E14$W14N39W15 N8W13N19$ W10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0810	CONCRETE A	0	100	80	3	240.00	SF	6.50	6.50	100	2006	2006	3	87	1,357	
3	0810	CONCRETE A	0	100	0	0	1,270.00	SF	6.50	6.50	100	2006	2006	3	87	7,182	
4	0819	CONC 12"	0	100	10	5	50.00	SF	19.00	19.00	100	2006	2006	3	87	827	

LAND DESCRIPTION

TOTAL OB/XF 12,516

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS