LOT 155
AMELIA NATIONAL #1 PB 7/48
UTIL ESMT OR 2267/1105

KUISEL GREGORY J & PATTI
95440 BERMUDA DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0155-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

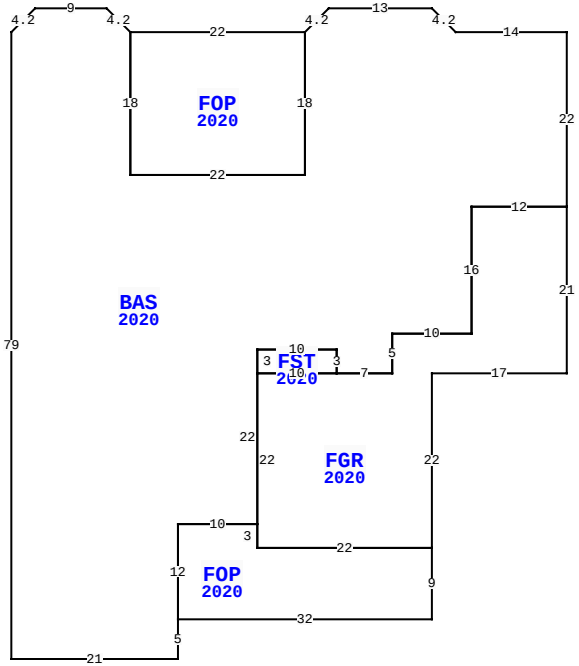
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,312	100	3,312	626,823
FGR	786	55	432	81,759
FOP	318	30	95	17,979
FOP	396	30	119	22,522
FST	30	55	16	3,028
TOTALS	4,842		3,974	752,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,974	127.4445	191.17	759,710	2020	2020	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2021 Heated Area: 3312 HX Base Yr 2021



95440 BERMUDA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		752,113
TOTAL MARKET OB/XF VALUE		19,068
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		936,181
SOH/AGL Deduction		337,225
ASSESSED VALUE		598,956
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		548,956
TOTAL JUST VALUE		936,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		852,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912697	CO ISSUED	0	06/05/2020
B1912697	NEW CONSTR	461,358	12/13/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2366/0853	6/05/2020	WD	Q	I	01	665,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: KUISEL GREGORY J &						
2286/1323	7/01/2019	SW	Q	V	05	350,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 U3 L3 W13 D3 L3 FOP=[YR=2020] W22 S18 E22 N18$ S18 W22 N18 U3 L3 W9 D3 L3 S79 E21 N5 FOP=[YR=2020] E32 N9 FGR=[YR=2020] N22 E17 N21 W12 S16 W10 S5 W7 FST=[YR=2020] N3 W10 S3 E10$ W10 S22 E22$ W22 N3 W10 S12$ N12 E10 N22 E10 S3 E7 N5 E10 N16 E12 N22$.

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	0855	CONC PAVER	0	100	37	3	111.00	SF	10.00	10.00	100	2020	2020	3	99	1,099	
2	0855	CONC PAVER	0	100	0	0	1,815.00	SF	10.00	10.00	100	2020	2020	3	99	17,969	

LAND DESCRIPTION

TOTAL OB/XF 19,068

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 03/09/2021 BY KW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS