



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
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
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,007	100	2018	3,007	468,594
FGR	844	55	2018	464	72,307
FOP	86	30	2018	26	4,052
FOP	677	30	2018	203	31,634
TOTALS	4,614			3,700	576,587

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	0	0	1,470.00	SF	10.00	10.00
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00
4	0855	CONC PAVER	0 100	0	0	664.00	SF	10.00	10.00
5	1134	LANDSCP BL	0 100	60	0	120.00	SF	3.00	3.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,700	101.1600	159.83	591,371	2018	2018	0	0	2.50	97.50	
1 SFR CUST - 100% - 2019 Heated Area: 3007 HX Base Yr 2019												
95549 BERMUDA DR, FERNANDINA BEACH												

95549 BERMUDA DR, FERNANDINA BEACH										XF DATE		LAND DATE		05/08/2025		MLU	
										INC DATE		AG DATE					
UNITS		UT	Adj R	ADJ UNIT PRICE		ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE		NOTES				
1.00		UT	3,500.00	3,500.00		100	2018	2018	3	98	3,430						
1,470.00		SF	10.00	10.00		100	2018	2018	3	97	14,259						
1.00		UT	5,000.00	5,000.00		100	2018	2018	3	78	3,900						
664.00		SF	10.00	10.00		100	2019	2019	3	97	6,441						
120.00		SF	3.00	3.00		100	2019	2019	3	99	356						

TOTAL OB/XF										28,386									
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
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE															576,587				
TOTAL MARKET OB/XF VALUE															28,386				
TOTAL LAND VALUE - MARKET															200,000				
TOTAL MARKET VALUE															804,973				
SOH/AGL Deduction															441,566				
ASSESSED VALUE															363,407				
TOTAL EXEMPTION VALUE					HX HB										50,722				
BASE TAXABLE VALUE															312,685				
TOTAL JUST VALUE															804,973				
NCON VALUE															0				
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE															743,861				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805438	CO ISSUED	0	12/10/2018
B1805438	NEW CONSTR	416,386	05/30/2018
B15735	OTHER	0	08/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2783/187	4/22/2025	WD	Q	I	01	950,000	
GRANTOR:MOORE GERALD N & LYNN							
GRANTEE:BOARTS ALAN C & SUS							
2244/0468	12/14/2018	WD	Q	I	02	516,900	
GRANTOR:FF FLORIDA RESIDENTIA							
GRANTEE:MOORE GERALD N & LY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] U3 L3 FOP=[YR=2018] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10\$ W10 D3 L3 S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FGR=[YR=2018] S33 E24 N34 FOP=[YR=2018] E18 N7 W8 S4 W10 S3\$ N3 W10 S2 W6 S2 W8\$ E8 N2 E6 N2 E20 N4 E8 S7 E13 N3 E12 N46\$.									