LOT 6
IN OR 1586/1132
AMELIA NATIONAL #1 PB 7/48

LEWIS CHARLES J & DEBRA L
95465 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0006-0000

BUILDING CHARACTERISTICS

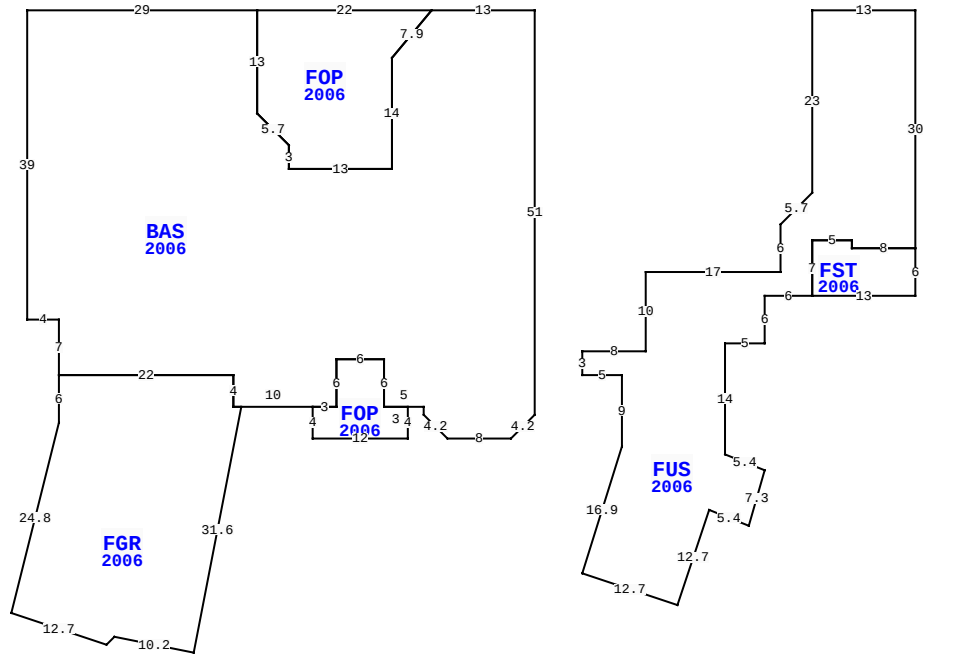
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,744	100	2006	2,744	336,177
FGR	763	55	2006	420	51,456
FOP	84	30	2006	25	3,063
FOP	335	30	2006	100	12,251
FST	83	55	2006	46	5,636
FUS	1,031	100	2006	1,031	126,312
TOTALS	5,040			4,366	534,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,366	101.9920	134.63	587,795	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2009 Heated Area: 3775 HX Base Yr 2009



95465 BERMUDA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 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		534,893
TOTAL MARKET OB/XF VALUE		12,394
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		747,287
SOH/AGL Deduction		418,354
ASSESSED VALUE		328,933
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		278,211
TOTAL JUST VALUE		747,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		686,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001383	REPAIR/RRF	30,404	01/24/2022
M10944	H/AC	0	01/01/2006
C16726	CO ISSUED	594,845	12/01/2005
E16383	NEW CONSTR	1,899	12/01/2005
R08639	REPAIR/RRF	3,500	12/01/2005
P10482	NEW CONSTR	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1586/1132	9/25/2008	WD	Q	I		510,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: LEWIS CHARLES J & D						
1302/0759	3/17/2005	WD	U	V	07	100
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W13 FOP=[YR=2006] W22 S13 D4 R4 S3E13N14 R5 U6 $ D6 L5 S14W13N3 L4 U4 N13 W29 S39E4S7 FGR=[YR=2006] S6 L6 D24 D4 R12 U1 R1 R10 D2 R6 U31 W1N4W22$E22 S4 E10 FOP=[YR=2006] S4E12N4 W3N6W6S6W3 $E3N6E6S6E5S1 D3 R3 E8 U3 R3 N51$ PTR=E35 FUS=[YR=2006] E13 S30 FST=[YR=2006] S6W13 N7 E5 S1E8$W8N1 W5S7W6S6W5S14 R5 D2 D7 L2 L5 U2 D12 L4 L12 U4 U16 R5 N9W5N3E8 N10E17N6 U4 R4 N23$W35$.

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	89	3,115	
2	0810	CONCRETE A	0	100	0	0	1,660.00	SF	6.50	6.50	100	2006	2006	3	86	9,279	

LAND DESCRIPTION

TOTAL OB/XF 12,394

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/17/2024 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS