LOT 8
IN OR 1823/1737
AMELIA NATIONAL #1 PB 7/48

COCKERELL LINDA F
95375 BERMUDA DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0008-0000

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 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

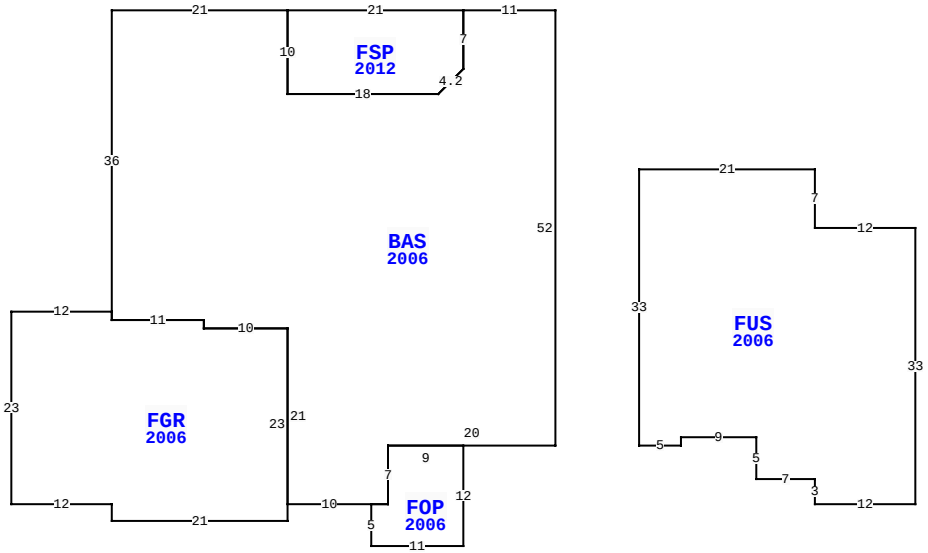
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,330	100	2006	2,330	282,127
FGR	770	55	2006	424	51,339
FOP	118	30	2006	35	4,238
FSP	206	40	2012	82	9,929
FUS	1,108	100	2006	1,108	134,161
TOTALS	4,532			3,979	481,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,979	100.8000	133.06	529,446	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 3438 HX Base Yr



95439 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	481,796
TOTAL MARKET OB/XF VALUE	20,337
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	702,133
SOH/AGL Deduction	157,417
ASSESSED VALUE	544,716
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	544,716
TOTAL JUST VALUE	702,133
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	644,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106885	ROOF	32,828	05/27/2021
M0509911	H/AC	0	06/01/2005
E0514920	NEW CONSTR	1,500	05/01/2005
C15013	CO ISSUED	526,900	04/01/2005
R07477	REPAIR/RRF	3,500	04/01/2005
P09374	NEW CONSTR	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1823/1737	10/25/2012	WD	Q	I	02	325,000
GRANTOR: THOMES TIMOTHY N & CA						
GRANTEE: COCKERELL LINDA F						
1771/0281	11/28/2011	WD	U	I	12	240,000
GRANTOR: HSBC BANK USA NATIONA						
GRANTEE: THOMES TIMOTHY N &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 FSP=[YR=2012] W21 S10 E18 R3 U3 N7$S7 L3 D3 W18N10 W21 S36 FGR=[YR=2006] W12 S23 E12S2 E21N23 W10N1W11N1$S1E11S1E10 S21 E10 FOP=[YR=2006] S5 E11 N12 W9 S7 W2$E2N7E20N52$ PTR=S19E10 FUS=[YR=2006] E21 S7 E12 S33 W12N3W7 N5W9S1W5N33$ W10N19$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0855	CONC PAVER	0	0	26	3	78.00	SF	10.00	10.00	100	2006	2006	3	86	671	
3	0855	CONC PAVER	0	0	45	29	1,305.00	SF	10.00	10.00	100	2006	2006	3	86	11,223	
4	0462	ST/AL FNC	0	0	0	0	888.00	SF	10.00	10.00	100	2011	2011	3	60	5,328	

LAND DESCRIPTION

TOTAL OB/XF 20,337

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS