

BUBEN LISA J & BENSON M
95425 BERMUDA DR
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 16 WD FR STUC 100										0900 01 3,719 105.1200 138.76 516,048 2006 2006 0 0 9.00 91.00										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 2012 Heated Area: 3004 HX Base Yr 2012										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 469,604									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 68,958									
Interior Floo 11 CLAY TILE 60																				TOTAL LAND VALUE - MARKET 200,000									
Interior Floo 14 CARPET 40																				TOTAL MARKET VALUE 738,562									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 379,490									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 359,072									
Bedrooms 4 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 3 100																				BASE TAXABLE VALUE 308,350									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 738,562									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 683,456									
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B1705985 SCRIN ENCLOSURE 36,531 10/01/2017									
MAP NUM MKT AREA 04																				B1704039 SWIM POOL 52,000 07/01/2017									
NEIGHBORHOOD/LOC 4042.00																				B20734 SCRIN ENCLOSURE 16,000 11/01/2007									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				M10988 MECH OTHER 0 02/01/2006									
BAS 3,004 100 2006 3,004 379,320																				R08830 REPAIR/RRF 4,900 01/01/2006									
FEP 228 80 2017 182 22,981																				E16248 ELEC OTHER 10,000 11/01/2005									
FGR 812 55 2006 447 56,444																													
FOP 286 30 2006 86 10,859																													
TOTALS 4,330 3,719 469,604																													
EXTRA FEATURES										95425 BERMUDA DR, FERNANDINA BEACH										BLD DATE LGL DATE									
																				XF DATE LAND DATE									
																				INC DATE AG DATE									
L N 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										05/08/2025 MLU																			
1 0810 CONCRETE A 0 100 0 0 1,438.00 SF 6.50 6.50 100 2006 2006 3 86 8,038																													
2 0810 CONCRETE A 0 100 0 0 10.00 SF 6.50 6.50 100 2006 2006 3 86 56																													
3 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2006 2006 3 89 3,115																													
4 0861 POOL GUNIT 0 100 24 15 360.00 SF 85.00 85.00 100 2017 2017 3 81 24,786																													
5 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2017 2017 3 74 1,480																													
6 0877 JACUZZI 0 100 0 0 1.00 UT 1,000.00 1,000.00 100 2017 2017 3 74 740																													
7 0855 CONC PAVER 0 100 0 0 1,125.00 SF 10.00 10.00 100 2017 2017 3 96 10,800																													
8 0911 SCRIN RM A 0 100 0 0 1,540.00 SF 17.50 17.50 100 2017 2017 3 74 19,943																													
LAND DESCRIPTION										TOTAL OB/XF 68,958																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 01/06/2023 BY DJ										Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000										PRINTED 07/30/2025 BY SYS									