LOT 15
IN OR 1680/779
AMELIA NATIONAL #1 PB 7/48

GEDEON SYLVIA P
95337 BERMUDA DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0015-0000

BUILDING CHARACTERISTICS

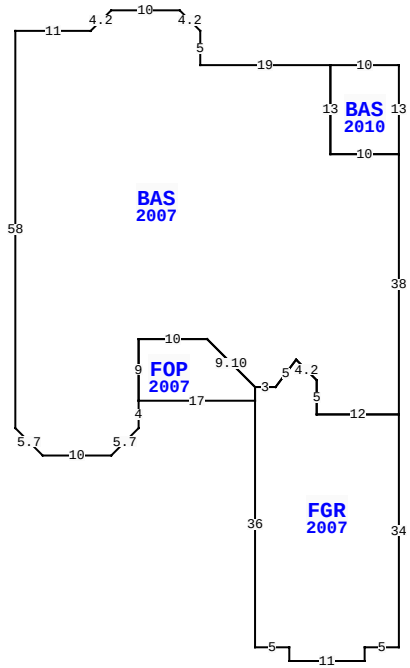
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD 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	2,780	100	2007	2,780	345,969
BAS	130	100	2010	130	16,178
FGR	786	55	2007	432	53,762
FOP	129	30	2007	39	4,853
TOTALS	3,825			3,381	420,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,381	103.0400	136.01	459,850	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2011 Heated Area: 2910 HX Base Yr 2011



95337 BERMUDA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

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	2007	2007	3	90	3,150	
2	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50	6.50	100	2007	2007	3	87	271	
3	0810	CONCRETE A	0	100	0	0	1,540.00	SF	6.50	6.50	100	2007	2007	3	87	8,709	
4	0911	SCRN RM A	0	100	0	0	746.00	SF	17.50	17.50	100	2010	2010	3	40	5,222	
5	0855	CONC PAVER	0	100	0	0	746.00	SF	10.00	10.00	100	2010	2010	3	90	6,714	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		420,763
TOTAL MARKET OB/XF VALUE		24,066
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		644,829
SOH/AGL Deduction		359,782
ASSESSED VALUE		285,047
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		229,325
TOTAL JUST VALUE		644,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24044	ADDITION	15,077	10/01/2010
B23758	ADDITION	24,245	07/01/2010
M12801	H/AC	0	03/01/2007
C19426	CO ISSUED	0	02/01/2007
B19426	NEW CONSTR	253,704	02/01/2007
E18775	NEW CONSTR	4,000	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1680/0779	6/01/2010	WD	U	I	12	275,000
GRANTOR: ATLAS FL I SPE LLC						
GRANTEE: GEDEON ROBERT J & S						
1672/0874	4/20/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: ATLAS FL I SPE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W10 BAS=[YR=2007] W19N5 U3 L3 W10 D3 L3 W11 S58 D4 R4 E10 R4 U4 N4FOP=[YR=2007] E17 FGR=[YR=2007] S36 E5S2E11N2E5N34W12N5 U3 L3 D4 L3 W3S2$N2 U7 L7 W10S9$N9E10 D7 R7 E3 R3 U4 R3 D3 S5E12N38 W10N13$ S13E10N13$.

LAND DESCRIPTION

TOTAL OB/XF 24,066

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	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							

REVIEW DATE 11/30/2022 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS