LOT 16
AMELIA NATIONAL #1 PB 7/48

ANDERSEN ARTHUR JR & PATRICIA REVOCABLE TRUST/ANDE
95319 BERMUDA DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0016-0000

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

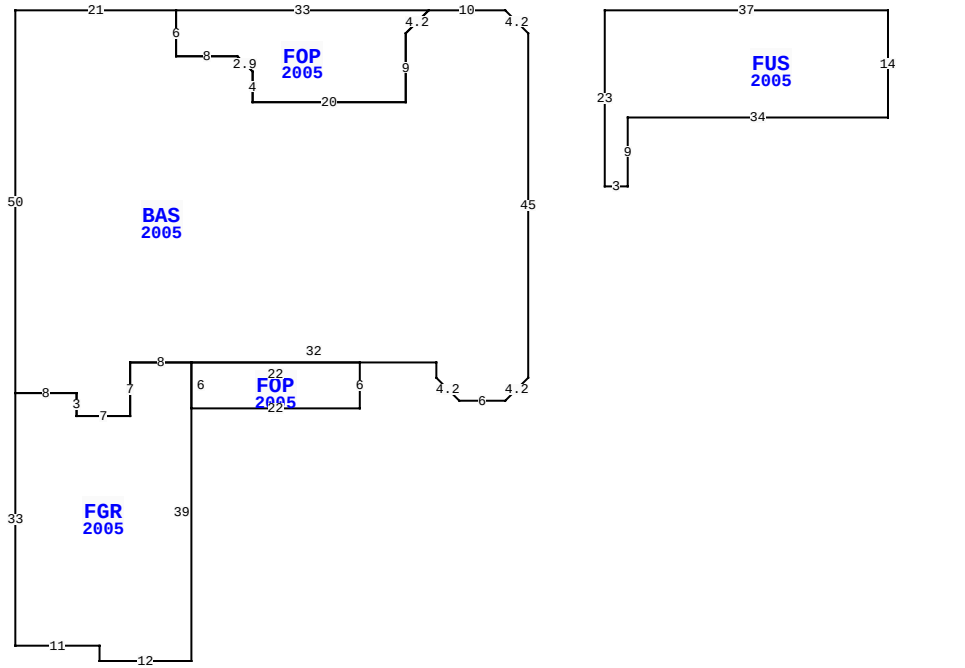
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,903	100	2005	2,903	346,372
FGR	794	55	2005	437	52,141
FOP	132	30	2005	40	4,773
FOP	307	30	2005	92	10,977
FUS	545	100	2005	545	65,027
TOTALS	4,681			4,017	479,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,017	99.8800	131.84	529,601	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2015 Heated Area: 3448 HX Base Yr 2015



95319 BERMUDA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		479,289
TOTAL MARKET OB/XF VALUE		43,717
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		723,006
SOH/AGL Deduction		239,036
ASSESSED VALUE		483,970
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		433,248
TOTAL JUST VALUE		723,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		667,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18641	SWIM POOL	27,500	10/01/2006
E15557	NEW CONSTR	1,500	08/01/2005
M10075	H/AC	0	07/01/2005
E0515176	NEW CONSTR	0	06/01/2005
P0509488	NEW CONSTR	0	05/01/2005
C15011	CO ISSUED	459,900	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2350/1521	3/23/2020	TD	U	I	11	100
GRANTOR: ANDERSEN ARTHUR JR &						
GRANTEE: ANDERSEN ARTHUR E J						
1902/1674	2/14/2014	WD	Q	I	02	460,000
GRANTOR: WOOD DENNIS F & JULIE						
GRANTEE: ANDERSEN ARTHUR E J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] L3 U3 W10 FOP=[YR=2005] W33 S6E8 D2 R2 S4 E20N9 U3 R3 $ D3 L3 S9W20N4 L2 U2 W8N6W21S50 FGR=[YR=2005] S33E11S2E12N39W8S7W7N3 W8$ E8S3E7N7E8 FOP=[YR=2005] S6E22N6 W22$E32 S2 D3 R3 E6 U3 R3 N45$ PTR=N3E10 FUS=[YR=2005] E37S14W34S9 W3N23$ W10S3$.

EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0810	CONCRETE A	0	100	0	0	1,736.00	SF	6.50	6.50	100	2005	2005	3	84	9,479	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2006	2006	3	40	15,300	
4	0855	CONC PAVER	0	100	0	0	1,035.00	SF	10.00	10.00	100	2006	2006	3	86	8,901	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	240	
6	0911	SCRN RM A	0	100	27	55	1,485.00	SF	17.50	17.50	100	2006	2006	3	24	6,237	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	24	480	

LAND DESCRIPTION

TOTAL OB/XF 43,717

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	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 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