LOT 17
AMELIA NATIONAL #1 PB 7/48

GORDON RONALD D II & PAMELA C
95307 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0017-0000

BUILDING CHARACTERISTICS

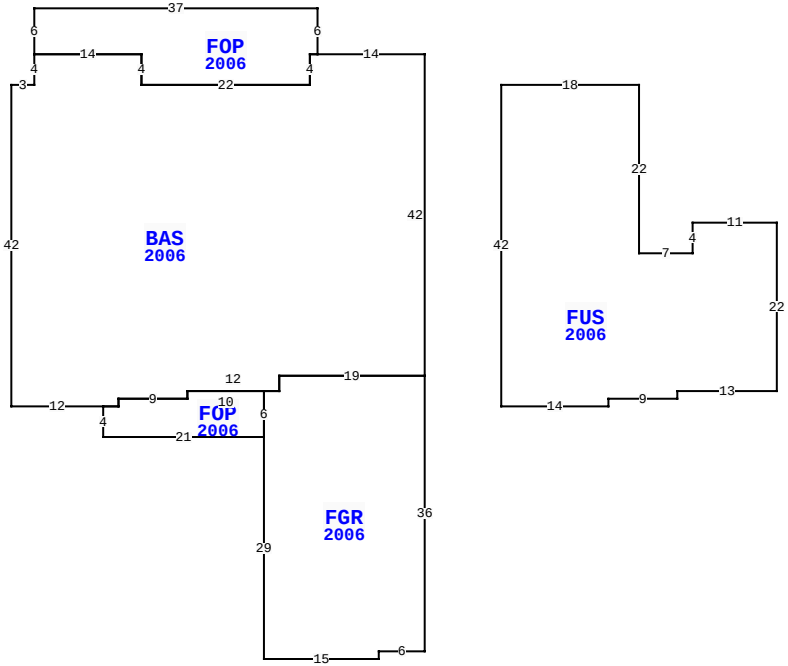
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,275	100	2006	2,275	271,159
FGR	767	55	2006	422	50,299
FOP	113	30	2006	34	4,052
FOP	310	30	2006	93	11,085
FUS	1,125	100	2006	1,125	134,090
TOTALS	4,590			3,949	470,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,949	99.7200	131.63	519,807	2006	2006	0	0	0	9.45	90.55

1 SNGL FAM – 100% - 2023 Heated Area: 3400 HX Base Yr 2023



95307 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		470,685
TOTAL MARKET OB/XF VALUE		6,764
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		612,449
SOH/AGL Deduction		112,086
ASSESSED VALUE		500,363
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		449,641
TOTAL JUST VALUE		612,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10352	H/AC	0	09/01/2005
P09795	NEW CONSTR	0	08/01/2005
E15374	NEW CONSTR	2,100	07/01/2005
C0515490	CO ISSUED	310,752	06/01/2005
R0507817	REPAIR/RRF	3,500	06/01/2005
B0515490	NEW CONSTR	310,752	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2550/0794	3/28/2022	WD	Q	I	01	619,000
GRANTOR: COLE KAITLIN						
GRANTEE: GORDON RONALD D II						
2195/1264	5/08/2018	SW	U	I	12	325,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: COLE KAITLIN						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	1,210.00	SF	6.50	6.50	100	2006	2006	3	86	6,764	

BUILDING DIMENSIONS

BAS=[YR=2006] W14 FOP=[YR=2006] N6 W37 S6 E14 S4 E22 N4 E1$ W1 S4 W22 N4 W14 S4 W3 S42 E12 FOP=[YR=2006] S4 E21 FGR=[YR=2006] S29 E15 N1 E6 N36 W19 S2 W2 S6$ N6 W10 S1 W9 S1 W2$ E2 N1 E9 N1 E12 N2 E19 N42 $ PTR=S4E10 FUS=[YR=2006] E18 S22 E7 N4 E11 S22 W13 S1W9S1W14N42$ W10N4$.

LAND DESCRIPTION

TOTAL OB/XF 6,764

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 01/17/2024 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS