

LOT 18
IN OR 1511/1752
AMELIA NATIONAL #1 PB 7/48

TUCKER EDGAR R & SHEILA H
95299 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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		

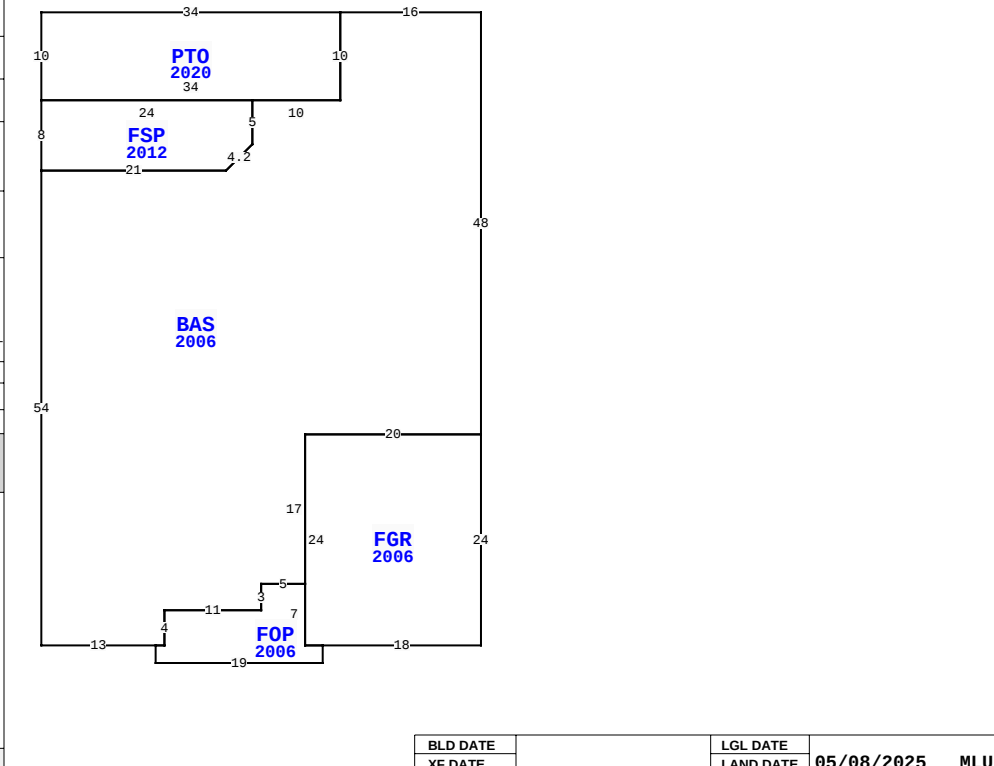
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,514	100	2006	2,514	324,550
FGR	480	55	2006	264	34,081
FOP	117	30	2006	35	4,518
FSP	188	40	2012	75	9,683
PTO	340	5	2020	17	2,195
TOTALS	3,639			2,905	375,027

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	44	16	704.00	SF	6.50
2	0810	CONCRETE A	0	100	13	4	52.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0911	SCRN RM A	0	100	34	10	340.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

REVIEW DATE 03/09/2021 BY KW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,905	108.0060	142.57	414,166	2006	2006	0	0	9.45	90.55
1 SNGL FAM - 100% - 2008											
Heated Area: 2514											
HX Base Yr 2008											



95299 BERMUDA DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/08/2025 MLU									

TOTAL OB/XF									
12,458									

Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		375,027	
TOTAL MARKET OB/XF VALUE		12,458	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		522,485	
SOH/AGL Deduction		306,882	
ASSESSED VALUE		215,603	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		164,881	
TOTAL JUST VALUE		522,485	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		534,960	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000608	SCRN ENCLSR	9,600	02/01/2020
E16346	NEW CONSTR	1,900	12/01/2005
M10748	H/AC	0	12/01/2005
C16295	CO ISSUED	300,000	10/01/2005
R08382	REPAIR/RRF	3,500	10/01/2005
B16295	NEW CONSTR	300,000	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2003/1820	9/16/2015	SW	U	V	11
GRANTOR: AMELIA NATIONAL ENTER					
GRANTEE: WEEKLEY HOMES LP					
1511/1752	7/11/2007	WD	Q	I	318,000
GRANTOR: WEEKLEY HOMES LP					
GRANTEE: TUCKER EDGAR R & SH					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W16 PTO=[YR=2020] W34 S10 E34 N10\$ S10 W10									
FSP=[YR=2012] W24 S8 E21 U3 R3 N5\$ S5 L3 D3 W21 S54 E13									
FOP=[YR=2006] S2 E19N2 FGR=[YR=2006] E18 N24 W20 S24 E2\$W2 N7									
W5 S3 W11 S4 W1\$ E1 N4 E11 N3 E5 N17 E20 N48\$.									