LOT 21
AMELIA NATIONAL #1 PB 7/48

**FRAZIER JOHN M & SUSAN M**
95269 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**26-2N-28-006A-0021-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

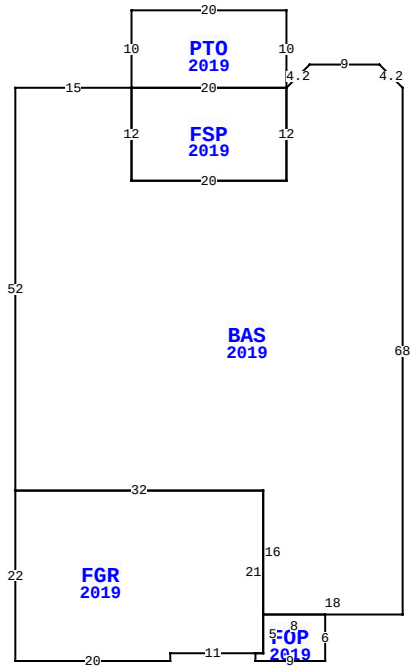
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 2,684 | 100 | 2019 | 2,684 | 451,913 |
| FGR | 692 | 55 | 2019 | 381 | 64,150 |
| FOP | 49 | 30 | 2019 | 15 | 2,525 |
| FSP | 240 | 40 | 2019 | 96 | 16,164 |
| PTO | 200 | 5 | 2019 | 10 | 1,684 |
| TOTALS | 3,865 | | | 3,186 | 536,435 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,186 | 109.2960 | 172.69 | 550,190 | 2019 | 2019 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SFR CUST – 100% - 2021 Heated Area: 2684 HX Base Yr 2021




95269 BERMUDA DR, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 536,435 |
| TOTAL MARKET OB/XF VALUE | | 24,001 |
| TOTAL LAND VALUE - MARKET | | 135,000 |
| TOTAL MARKET VALUE | | 695,436 |
| SOH/AGL Deduction | | 214,072 |
| ASSESSED VALUE | | 481,364 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 430,642 |
| TOTAL JUST VALUE | | 695,436 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 701,479 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1808447 | CO ISSUED | 0 | 02/21/2019 |
| B1808447 | NEW CONSTR | 360,662 | 08/17/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2413/0522 | 12/02/2020 | WD | Q | I | 01 | 589,000 |
| GRANTOR: SAFILLE EDUARDO F & L | | | | | | |
| GRANTEE: FRAZIER JOHN M & SU | | | | | | |
| 2257/1090 | 2/22/2019 | WD | Q | I | 02 | 490,000 |
| GRANTOR: RIVERSIDE HOMES OF NO | | | | | | |
| GRANTEE: SAFILLE EDUARDO F & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W9 D3 L3 PTO=[YR=2019] N10 W20 S10 E20$ FSP=[YR=2019] W20 S12 E20 N12$ S12 W20 N12 W15 S52 FGR=[YR=2019] S22 E20 N1 E11 FOP=[YR=2019] S1 E9 N6 W8 S5 W1$ E1 N21 W32$ E32 S16 E18 N68$.

## 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 | 2019 | 2019 | 3 | 98 | 3,430 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 10 | 3 | 30.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 97 | 291 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 905.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 97 | 8,779 | |
| 4 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2019 | 2019 | 3 | 82 | 4,100 | |
| 5 | 0462 | ST/AL FNC | 0 | 100 | 114 | 0 | 456.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 87 | 3,967 | |
| 6 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2019 | 2019 | 3 | 94 | 564 | |
| 7 | 0911 | SCRN RM A | 0 | 100 | 20 | 10 | 200.00 | SF | 17.50 | 17.50 | 100 | 2019 | 2019 | 3 | 82 | 2,870 | |

## LAND DESCRIPTION

TOTAL OB/XF 24,001

| 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 | 135,000.00 | 135,000.00 | 135,000 | | | | | | | |

REVIEW DATE 11/06/2019 BY KWNW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS