

LOT 28
IN OR 2179/356
AMELIA NATIONAL #1 PB 7/48

MUELLER MICHAEL C & CATHERINE
95195 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0028-0000



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 70			
Interior Floo	14	CARPET 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	2,754	100	2018	2,754	462,469
FGR	692	55	2018	381	63,980
FOP	49	30	2018	15	2,519
FOP	220	30	2018	66	11,083
TOTALS	3,715			3,216	540,051

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,216	109.5720	173.12	556,754	2018	2018	0	0	3.00	97.00
1 SFR CUST - 100% - 2019						Heated Area: 2754		HX Base Yr 2019			
BLD DATE					LGL DATE			05/08/2025			
XF DATE					LAND DATE			MLU			