LOT 29
AMELIA NATIONAL #1 PB 7/48

OVERLOCK CRAIG & ROBIN
95179 BERMUDA DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0029-0000

BUILDING CHARACTERISTICS

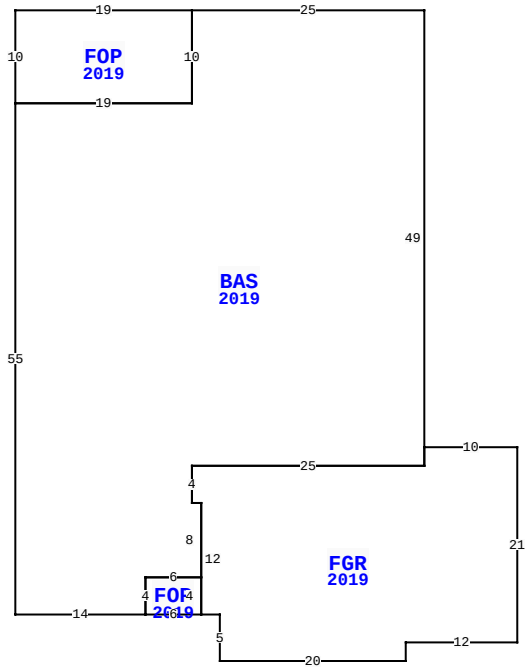
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,258	100	2019	2,258	389,036
FGR	704	55	2019	387	66,677
FOP	24	30	2019	7	1,206
FOP	190	30	2019	57	9,820
TOTALS	3,176			2,709	466,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,709	111.8400	176.71	478,707	2019	2019	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2022 Heated Area: 2258 HX Base Yr 2022



95179 BERMUDA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		466,739
TOTAL MARKET OB/XF VALUE		66,617
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		668,356
SOH/AGL Deduction		94,492
ASSESSED VALUE		573,864
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		523,142
TOTAL JUST VALUE		668,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1908505	SCRN ENCLSR	7,260	08/08/2019
19006586	SWIM POOL	55,000	06/20/2019
B1806550	NEW CONSTR	305,006	06/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/0408	7/08/2021	WD	Q	I	01	610,000
GRANTOR: SOLOMON SUSAN E & RAN						
GRANTEE: OVERLOCK CRAIG & RO						
2253/1180	2/05/2019	WD	Q	I	02	443,700
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: SOLOMON SUSAN E & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 FOP=[YR=2019] W19 S10 E19 N10$ S10 W19 S55 E14 FOP=[YR=2019] E6 FGR=[YR=2019] E2 S5 E20 N2 E12 N21 W10 S2 W25 S4 E1 S12$ N4 W6 S4$ N4 E6 N8 W1 N4 E25 N49$.

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	0855	CONC PAVER	0	100	14	3	42.00	SF	10.00	10.00	100	2019	2019	3	97	407	
2	0855	CONC PAVER	0	100	0	0	854.00	SF	10.00	10.00	100	2019	2019	3	97	8,284	
3	0911	SCRN RM A	0	100	0	0	1,168.00	SF	17.50	17.50	100	2019	2019	3	82	16,761	
4	0861	POOL GUNIT	0	100	30	13	390.00	SF	85.00	85.00	100	2019	2019	3	87	28,841	
5	0857	SANDSTONE/	0	100	0	0	778.00	SF	16.00	16.00	100	2019	2019	3	99	12,324	

LAND DESCRIPTION

TOTAL OB/XF 66,617

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	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