LOT 30
AMELIA NATIONAL #1 PB 7/48

KRAUTBAUER BRYAN ANTHONY
95167 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0030-0000

BUILDING CHARACTERISTICS

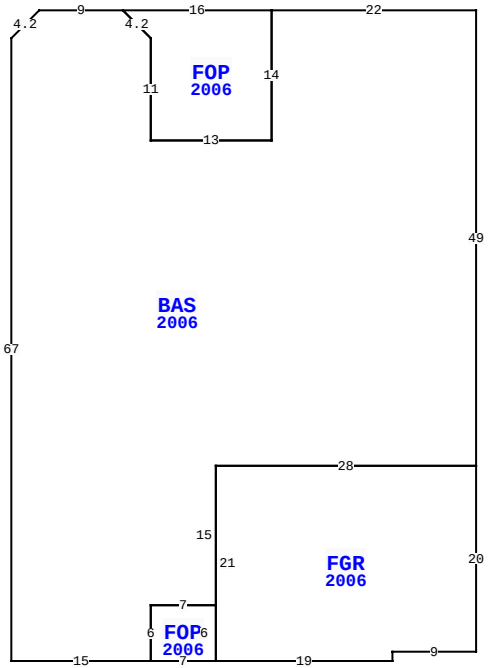
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,679	100	2006	2,679	363,082
FGR	579	55	2006	318	43,098
FOP	42	30	2006	13	1,761
FOP	187	30	2006	56	7,590
TOTALS	3,487			3,066	415,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,066	110.4000	145.73	446,808	2006	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2022 Heated Area: 2679 HX Base Yr 2022



95167 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		415,531
TOTAL MARKET OB/XF VALUE		9,264
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		559,795
SOH/AGL Deduction		33,769
ASSESSED VALUE		526,026
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		475,304
TOTAL JUST VALUE		559,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		569,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10951	H/AC	0	01/01/2006
E16435	NEW CONSTR	2,000	12/01/2005
P10351	NEW CONSTR	0	11/01/2005
C16194	CO ISSUED	250,000	10/01/2005
R08318	REPAIR/RRF	5,000	10/01/2005
B16194	NEW CONSTR	250,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/1305	11/20/2020	WD	Q	I	01	425,000
GRANTOR: EQUITY TRUST COMPANY						
GRANTEE: KRAUTBAUER BRYAN AN						
1719/0412	11/10/2010	WD	U	I	11	192,300
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: EQUITY TRUST CO CUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 FOP=[YR=2006] W16 D3 R3 S11 E13
N14$S14W13N11 U3 L3 W9 D3 L3 S67 E15 FOP=[YR=2006] E7
FGR=[YR=2006] E19 N1 E9 N20 W28 S21 $N6W7S6$N6E7N15E28 N49$.

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	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0	100	0	0	1,100.00	SF	6.50	6.50	100	2006	2006	3	86	6,149	

LAND DESCRIPTION

TOTAL OB/XF 9,264

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 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