LOT 31
IN OR 2021/937
AMELIA NATIONAL #1 PB 7/48

FANT ROBERT B & ALICE C
95155 BERMUDA DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0031-0000

BUILDING CHARACTERISTICS

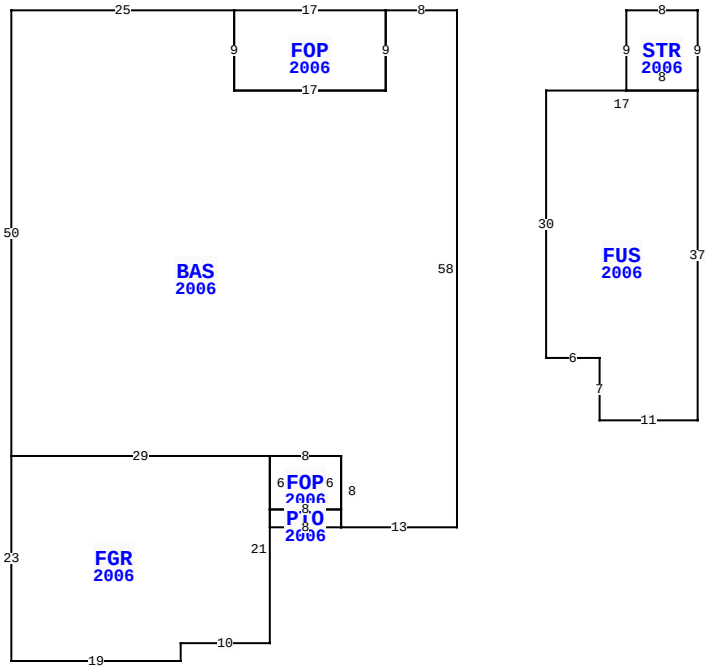
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,451	100	2006	2,451	310,406
FGR	647	55	2006	356	45,086
FOP	48	30	2006	14	1,773
FOP	153	30	2006	46	5,826
FUS	587	100	2006	587	74,341
PTO	16	5	2006	1	126
STR	72	10	2006	7	886
TOTALS	3,974			3,462	438,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,462	105.4320	139.17	481,807	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2016 Heated Area: 3038 HX Base Yr 2016



95155 BERMUDA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		438,444
TOTAL MARKET OB/XF VALUE		9,784
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		583,228
SOH/AGL Deduction		251,171
ASSESSED VALUE		332,057
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		281,335
TOTAL JUST VALUE		583,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		592,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17607	NEW CONSTR	2,000	07/01/2006
M11731	H/AC	0	07/01/2006
PO611234	NEW CONSTR	0	06/01/2006
C16367	CO ISSUED	240,000	10/01/2005
R08439	REPAIR/RRF	5,000	10/01/2005
B16367	NEW CONSTR	240,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2021/0937	12/29/2015	WD	Q	I	01	334,900
GRANTOR: PORFIRIO KARL						
GRANTEE: FANT ROBERT B & ALI						
1754/1824	8/31/2011	WD	U	I	12	238,000
GRANTOR: SHNIPES JEROME D & BO						
GRANTEE: PORFIRIO KARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 FOP=[YR=2006] W17 S9 E17 N9$S9W17N9W25 S50
FGR=[YR=2006] S23 E19N2E10N21 W29$E29 FOP=[YR=2006] S6
PTO=[YR=2006] S2 E8N2W8$ E8 N6W8$ E8 S8 E13N58$ PTR=S9E10
FUS=[YR=2006] S30 E6 S7 E11 N37 STR=[YR=2006] N9 W8 S9 E8$
W17$ W10 N9$.

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	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	43	26	1,118.00	SF	6.50	6.50	100	2006	2006	3	86	6,250	
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2006	2006	3	86	419	

LAND DESCRIPTION

TOTAL OB/XF 9,784

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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS