LOT 32
IN OR 1739/1242
AMELIA NATIONAL #1 PB 7/48

SHAW TIFFANY T & JACK L JR
95224 COOK ROAD
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0032-0000

BUILDING CHARACTERISTICS

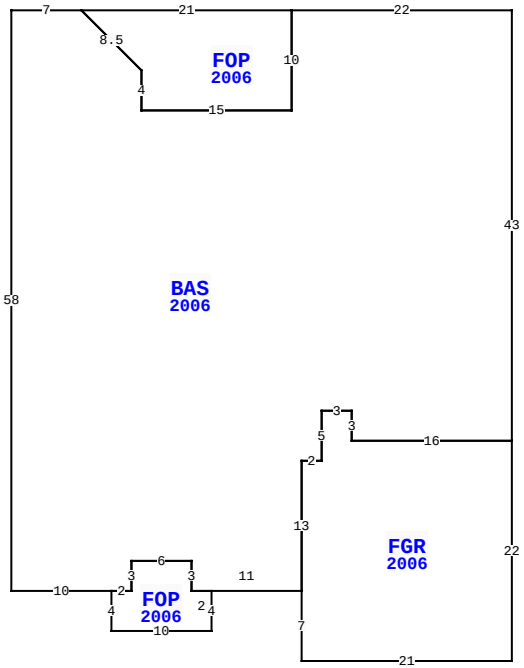
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,394	100	2006	2,394	319,962
FGR	467	55	2006	257	34,349
FOP	58	30	2006	17	2,272
FOP	168	30	2006	50	6,683
TOTALS	3,087			2,718	363,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,718	111.2640	146.87	399,193	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 2394 HX Base Yr



95143 BERMUDA DR, FERNANDINA BEACH

BLD DATE	03/06/2007	PH	LGL DATE	05/08/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	363,266
TOTAL MARKET OB/XF VALUE	7,168
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	505,434
SOH/AGL Deduction	74,881
ASSESSED VALUE	430,553
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	430,553
TOTAL JUST VALUE	505,434
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	518,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11358	H/AC	0	04/01/2006
P10919	NEW CONSTR	0	03/01/2006
C16363	CO ISSUED	250,000	10/01/2005
R08435	REPAIR/RRF	5,000	10/01/2005
B16363	NEW CONSTR	250,000	10/01/2005
E15954	NEW CONSTR	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1739/1242	5/16/2011	WD	U	I	11	180,000
GRANTOR: FANNIE MAE						
GRANTEE: SHAW TIFFANY T & JA						
1739/1240	9/01/2010	WD	U	I	11	100
GRANTOR: CHASE HOME FINANCE LL						
GRANTEE: FANNIE MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 FOP=[YR=2006] W21 D6 R6 S4 E15 N10$ S10 W15 N4 L6 U6 W7 S58 E10 FOP=[YR=2006] S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E11 FGR=[YR=2006] S7 E21 N22 W16 N3 W3 S5 W2 S13$ N13 E2 N5 E3 S3 E16 N43$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0	0	41	16	656.00	SF	6.50	6.50	100	2006	2006	3	86	3,667	
3	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	100	2006	2006	3	86	386	

LAND DESCRIPTION

TOTAL OB/XF 7,168

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	0		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