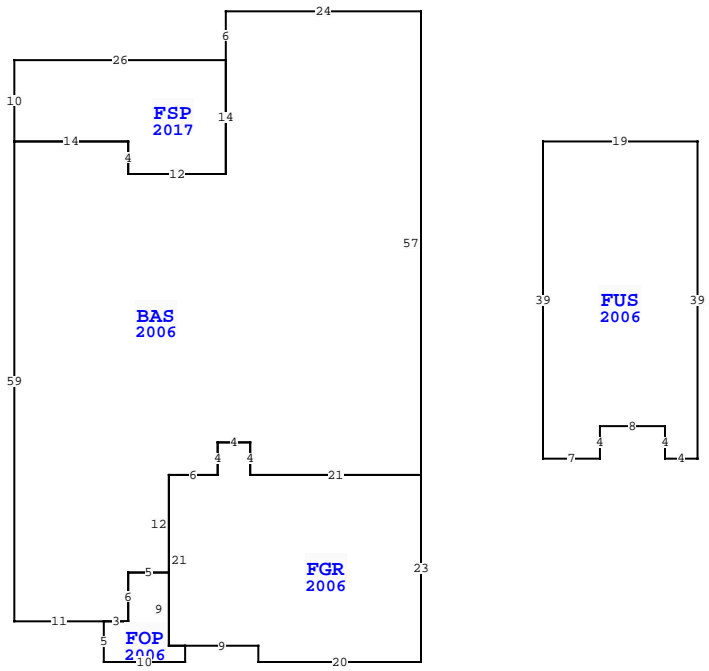


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	4	100			
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	2,682	100	2006	2,682	340,686
FGR	707	55	2006	389	49,414
FOP	74	30	2006	22	2,795
FSP	308	40	2017	123	15,625
FUS	709	100	2006	709	90,062
TOTALS	4,480			3,925	498,581

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,925	105.7500	139.59	547,891	2006	2006	0	0	9.00	91.00
1 SNGL FAM - 100% - 2023 Heated Area: 3391 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			498,581
TOTAL MARKET OB/XF VALUE			7,865
TOTAL LAND VALUE - MARKET			135,000
TOTAL MARKET VALUE			641,446
SOH/AGL Deduction			109,976
ASSESSED VALUE			531,470
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			475,748
TOTAL JUST VALUE			641,446
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			647,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16968	NEW CONSTR	2,300	03/01/2006
M11301	H/AC	0	03/01/2006
P10690	NEW CONSTR	0	02/01/2006
C16922	CO ISSUED	300,000	01/01/2006
R08782	REPAIR/RRF	5,000	01/01/2006
B16922	NEW CONSTR	300,000	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2582/1115	8/01/2022	WD Q	Q / I	01	849,900	
GRANTOR: FLIT JEFFREY J & ANGE						
GRANTEE: FLIPPEN VIRGINIA R						
2410/1040	11/19/2020	WD Q	Q / I	01	477,500	
GRANTOR: CHABOT JASON L & SAND						
GRANTEE: FLIT JEFFREY J & AN						

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	0810	CONCRETE A	0	100	0	1,165.00	SF	6.50	6.50	100	2006	2006	3	86	6,512	
2	0810	CONCRETE A	0	100	12	36.00	SF	6.50	6.50	100	2006	2006	3	86	201	
3	0855	CONC PAVER	0	100	0	120.00	SF	10.00	10.00	100	2017	2017	3	96	1,152	

95073 BERMUDA DR, FERNANDINA BEACH  
 BLD DATE  
 XF DATE  
 INC DATE  
 LGL DATE  
 LAND DATE  
 AG DATE  
 05/08/2025 MLU

BUILDING NOTES	

**BUILDING DIMENSIONS**  
 BAS=[YR=2006] W24 S6 FSP=[YR=2017] W26 S10 E14 S4 E12 N14\$  
 S14 W12 N4 W14 S59 E11 FOP=[YR=2006] S5 E10 N2 FGR=[YR=2006]  
 E9 S2 E20 N23 W21 N4 W4 S4 W6 S21 E2\$ W2 N9 W5 S6 W3\$ E3 N6  
 E5 N12 E6 N4 E4 S4 E21 N57\$ PTR=S16E15 FUS=[YR=2006] E19 S39  
 W4N4W8S4W7 N39\$ W15N16 \$.

LAND DESCRIPTION		TOTAL OB/XF															7,865							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							