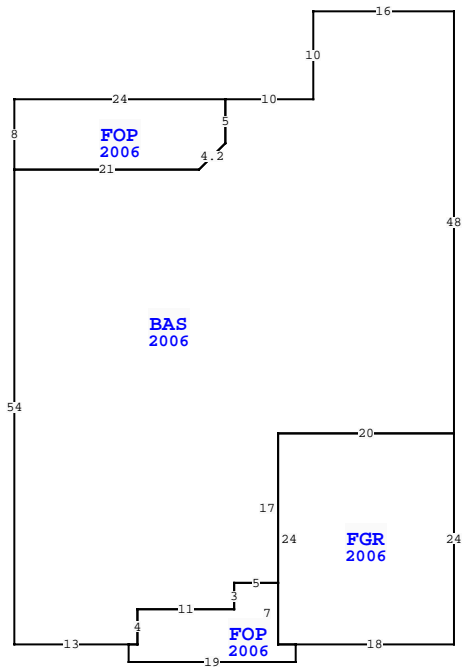


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	90		
Exterior Wall	20	FACE BRICK	10		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	90		
Interior Floor	14	CARPET	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	3		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	2,514	100	2006	2,514	346,586
FGR	480	55	2006	264	36,396
FOP	117	30	2006	35	4,825
FOP	188	30	2006	56	7,720
TOTALS	3,299			2,869	395,527

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,869	115.3380	152.25	436,805	2006	2006	0	0	9.45	90.55
1 SNGL FAM - 100% - 2023										Heated Area: 2514	HX Base Yr 2023



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			395,527
TOTAL MARKET OB/XF VALUE			11,760
TOTAL LAND VALUE - MARKET			135,000
TOTAL MARKET VALUE			542,287
SOH/AGL Deduction			0
ASSESSED VALUE			542,287
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			491,565
TOTAL JUST VALUE			542,287
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			553,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10888	H/AC	0	01/01/2006
E16595	NEW CONSTR	2,250	01/01/2006
P10302	NEW CONSTR	0	11/01/2005
C16366	CO ISSUED	300,000	10/01/2005
R08438	REPAIR/RRF	3,500	10/01/2005
B16366	NEW CONSTR	300,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/1563	10/17/2022	WD	Q	I	02	625,000
GRANTOR: WILLIAMS-VANDERWOLF F						
GRANTEE: HARANT KAREN & LEE						
2376/1855	7/07/2020	WD	Q	I	01	358,000
GRANTOR: MCNAMARA PETER J & CA						
GRANTEE: WILLIAMS-VANDERWOLF						

EXTRA FEATURES															BLD DATE		LGL DATE		
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	XF DATE	AG DATE
1	0810	CONCRETE A	0	100	45	16	720.00	SF	6.50	6.50	100	2006	2006	3	86	4,025			
2	0810	CONCRETE A	0	100	13	4	52.00	SF	6.50	6.50	100	2006	2006	3	86	291			
3	0855	CONC PAVER	0	100	25	14	350.00	SF	10.00	10.00	100	2010	2010	3	90	3,150			
4	1076	TRELLIS A	0	100	14	12	168.00	SF	7.50	7.50	100	2010	2010	3	56	706			
5	0462	ST/AL FNC	0	100	150	0	600.00	SF	10.00	10.00	100	2010	2010	3	56	3,360			
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	76	228			
TOTALS																	05/08/2025		MLU

BUILDING NOTES									
95053 BERMUDA DR, FERNANDINA BEACH									

BUILDING DIMENSIONS									
BAS=[YR=2006] W16 S10 W10 FOP=[YR=2006] W24 S8 E21 U3 R3 N5\$ S5 L3 D3 W21 S54 E13 FOP=[YR=2006] S2 E19 N2 FGR=[YR=2006] E18 N24 W20 S24 E2\$ W2 N7 W5 S3 W11 S4 W1\$ E1 N4 E11 N3 E5 N17 E20 N48\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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							