LOT 42
AMELIA NATIONAL #1 PB 7/48

THOMPSON CHARLES E & HELEN C
95045 BERMUDA DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0042-0000

BUILDING CHARACTERISTICS

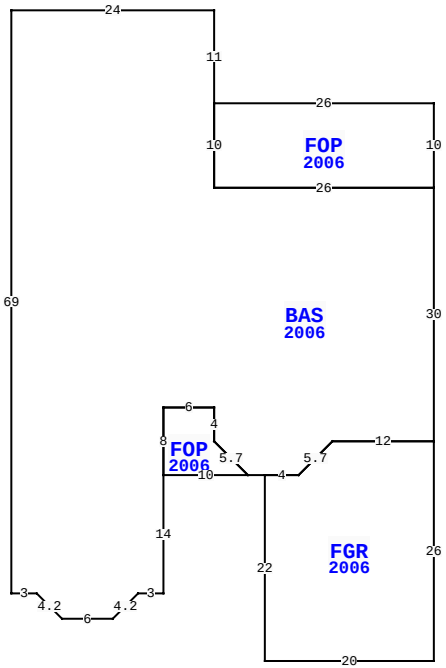
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,371	100	2006	2,371	318,528
FGR	496	55	2006	273	36,676
FOP	56	30	2006	17	2,284
FOP	260	30	2006	78	10,479
TOTALS	3,183			2,739	367,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,739	111.8400	147.63	404,359	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2025 Heated Area: 2371 HX Base Yr



95045 BERMUDA DR, FERNANDINA BEACH

BLD DATE		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		367,967
TOTAL MARKET OB/XF VALUE		10,100
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		513,067
SOH/AGL Deduction		0
ASSESSED VALUE		513,067
TOTAL EXEMPTION VALUE	13	513,067
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		513,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16929	NEW CONSTR	2,000	03/01/2006
M11042	H/AC	0	02/01/2006
P10555	NEW CONSTR	0	01/01/2006
C16355	CO ISSUED	240,000	10/01/2005
R08427	REPAIR/RRF	5,000	10/01/2005
R08453	REPAIR/RRF	5,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/0201	5/11/2022	WD	Q	I	01	530,000
GRANTOR: SPIVEY JAMES R & CHRI						
GRANTEE: THOMPSON CHARLES E						
2471/1150	6/18/2021	WD	Q	I	01	419,000
GRANTOR: BOEHM-LAWSON WENDY &						
GRANTEE: SPIVEY JAMES R						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W26 BAS=[YR=2006] N11 W24 S69 E3 D3 R3 E6 R3 U3 E3 N14 FOP=[YR=2006] E10 U4 L4 N4 W6 S8$ N8 E6 S4 R4 D4 E2 FGR=[YR=2006] S22 E20 N26 W12 L4 D4 W4$ E4 U4 R4 E12 N30 W26 N10$ S10 E26 N10$.

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	43	16	688.00	SF	6.50	6.50	100	2006	2006	3	86	3,846	
3	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	2006	2006	3	86	671	
4	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	100	2010	2010	3	56	2,240	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	76	228	

LAND DESCRIPTION

TOTAL OB/XF 10,100

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	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							

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