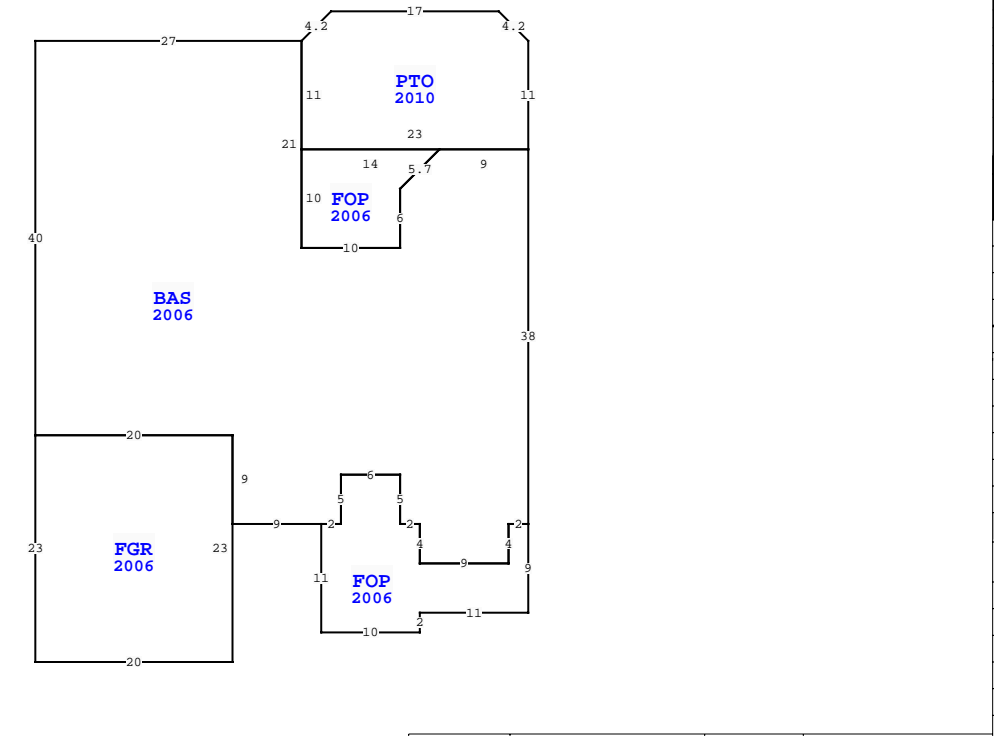


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,277	111.6220	147.34	335,493	2006	2006	0	0	0	9.00	91.00		



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
BAS	1,915	100
FGR	460	55
FOP	108	30
FOP	203	30
PTO	313	5
TOTALS	2,999	

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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89
2	0810	CONCRETE A	0	0	42	672.00	SF	6.50	6.50	100	2006	2006	3	86
3	0810	CONCRETE A	0	0	24	72.00	SF	6.50	6.50	100	2006	2006	3	86
4	0911	SCRN RM A	0	0	0	313.00	SF	17.50	17.50	100	2010	2010	3	40

95033 BERMUDA DR, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/08/2025
										INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,299
TOTAL MARKET OB/XF VALUE		9,464
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		449,763
SOH/AGL Deduction		0
ASSESSED VALUE		449,763
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		449,763
TOTAL JUST VALUE		449,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24031	ADDITION	6,089	10/01/2010
E16790	NEW CONSTR	2,000	02/01/2006
M11041	H/AC	0	02/01/2006
P10548	NEW CONSTR	0	01/01/2006
C16414	CO ISSUED	211,000	10/01/2005
R08456	REPAIR/RRF	5,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/1956	11/08/2021	LE	U	I	11	100

GRANTOR: BRESCIANI GLORIA G						
GRANTEE: MCCARTHY CATHERINE						
1488/0160	3/27/2007	WD	Q	I		299,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: BRESCIANI LUIGI & G						

BUILDING NOTES													
BUILDING DIMENSIONS													
PTO=[YR=2010] N11 U3 L3 W17 D3 L3 S11 E23\$BAS=[YR=2006] W9 FOP=[YR=2006] W14 S10 E10N6 U4 R4 \$ D4 L4 S6 W10N21W27S40 FGR=[YR=2006] S23 E20 N23W20\$E20S9 E9FOP=[YR=2006] S11 E10N2E11 N9W2S4 W9N4W2N5W6S5W2\$ E2N5E6S5E2S4E9 N4E2 N38\$.													

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							