LOT 134
IN OR 2186/1774
AMELIA NATIONAL #1 PB 7/48

ROOSEN MARK & DIANNE
95162 BERMUDA DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0134-0000

BUILDING CHARACTERISTICS

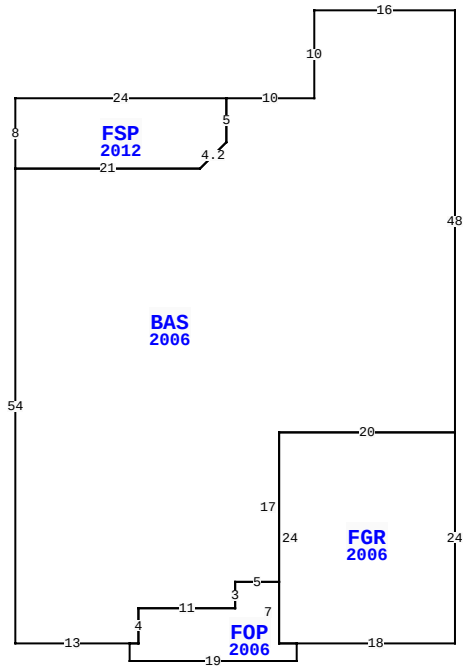
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	328,703
FGR	480	55	2006	264	34,518
FOP	117	30	2006	35	4,576
FSP	188	40	2012	75	9,806
TOTALS	3,299			2,888	377,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,888	108.8520	143.68	414,948	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2019 Heated Area: 2514 HX Base Yr 2019



95162 BERMUDA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		377,603
TOTAL MARKET OB/XF VALUE		4,265
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		516,868
SOH/AGL Deduction		225,132
ASSESSED VALUE		291,736
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		241,014
TOTAL JUST VALUE		516,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		528,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11149	H/AC	0	03/01/2006
E16826	NEW CONSTR	1,950	02/01/2006
P10613	NEW CONSTR	0	01/01/2006
C16748	CO ISSUED	300,000	12/01/2005
R08659	REPAIR/RRF	5,000	12/01/2005
B16748	NEW CONSTR	300,000	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2186/1774	3/21/2018	WD	Q	I	02	310,000
GRANTOR: ROGERS WILLIAM R & CH						
GRANTEE: ROOSEN MARK & DIANN						
2003/1820	9/16/2015	SW	U	V	11	100
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: WEEKLEY HOMES LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 S10 W10 FSP=[YR=2012] W24 S8 E21 R3 U3 N5$ S5 D3 L3 W21 S54 E13 FOP=[YR=2006] S2E19 N2 FGR=[YR=2006] E18 N24 W20 S24 E2$ W2 N7 W5 S3 W11 S4 W1$ E1 N4 E11 N3 E5 N17 E20 N48$.

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	0810	CONCRETE A	0	100	46	16	736.00	SF	6.50	6.50	100	2006	2006	3	86	4,114	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2006	2006	3	86	151	

LAND DESCRIPTION

TOTAL OB/XF 4,265

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS