

LOT 135
IN OR 1542/655
AMELIA NATIONAL #1 PB 7/48

MCTAGUE JOHN P & ADRIANA B
95172 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0135-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	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	4	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	2,289	100	2006	2,289	308,303
FGR	440	55	2006	242	32,594
FOP	30	30	2006	9	1,212
FSP	200	40	2012	80	10,775
TOTALS	2,959			2,620	352,885

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	42	16	672.00	SF	6.50	
2	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,620	112.1280	148.01	387,786	2006	2006	0	0
1 SNGL FAM - 100% - 2009									
Heated Area: 2289									
HX Base Yr 2009									
95172 BERMUDA DR, FERNANDINA BEACH									

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

TOTAL OB/XF									
4,209									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					352,885				
TOTAL MARKET OB/XF VALUE					4,209				
TOTAL LAND VALUE - MARKET					135,000				
TOTAL MARKET VALUE					492,094				
SOH/AGL Deduction					292,331				
ASSESSED VALUE					199,763				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					149,041				
TOTAL JUST VALUE					492,094				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					505,263				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103804	ROOF	0	03/29/2021
E16740	NEW CONSTR	1,900	02/01/2006
M11039	H/AC	0	02/01/2006
P10418	NEW CONSTR	0	12/01/2005
C16594	CO ISSUED	300,000	11/01/2005
R08569	REPAIR/RRF	3,000	11/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2003/1820	9/16/2015	SW	U	V	11	100			
GRANTOR: AMELIA NATIONAL ENTER									
GRANTEE: WEEKLEY HOMES LP									
1542/0655	12/21/2007	WD	Q	I		265,000			
GRANTOR: WEEKLEY HOMES LP									
GRANTEE: MCTAGUE JOHN P & AD									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W25 S13 FSP=[YR=2012] W25 S8 E25 N8\$ S8 W25 S40 E9 FOP=[YR=2006] S3 E12 N1 W3 N2 W9\$ E9 S2 E12 FGR=[YR=2006] S7 E20 N21 W8 N4W5S4W7 S14\$ N14 E7 N4 E5 S4 E8 N49\$.									