LOT 136
AMELIA NATIONAL #1 PB 7/48

WELCH MICHAEL S & KELLY A
95184 BERMUDA DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0136-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	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

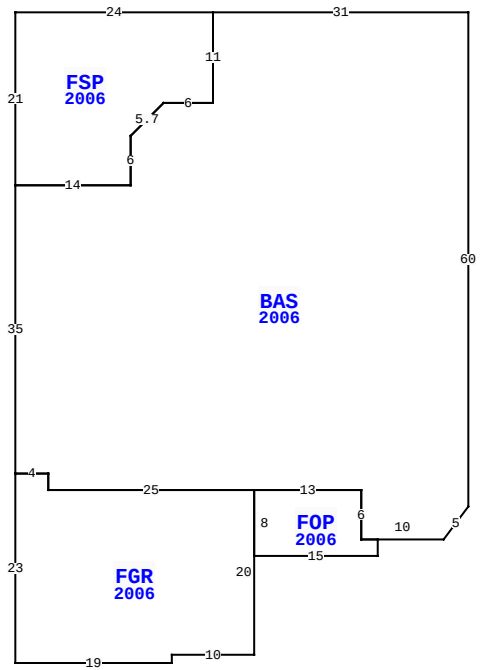
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,842	100	2006	2,842	357,726
FGR	607	55	2006	334	42,041
FOP	108	30	2006	32	4,028
FSP	412	40	2006	165	20,769
TOTALS	3,969			3,373	424,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,373	104.7880	138.32	466,553	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2021 Heated Area: 2842 HX Base Yr 2021



95184 BERMUDA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		424,563
TOTAL MARKET OB/XF VALUE		11,123
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		570,686
SOH/AGL Deduction		193,054
ASSESSED VALUE		377,632
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		326,910
TOTAL JUST VALUE		570,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17611	NEW CONSTR	2,000	07/01/2006
M11730	H/AC	0	07/01/2006
P0611233	NEW CONSTR	0	06/01/2006
C16198	CO ISSUED	240,000	10/01/2005
B16198	NEW CONSTR	240,000	10/01/2005
R08323	REPAIR/RRF	5,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/1711	5/07/2020	WD	Q	I	02	412,000
GRANTOR: DYKES ROBERT G & VIRG						
GRANTEE: WELCH MICHAEL S & K						
1464/0589	12/08/2006	WD	Q	I		430,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: DYKES ROBERT G & VI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W31 FSP=[YR=2006] W24 S21 E14N6 U4 R4 E6N11$ S11W6 D4 L4 S6 W14 S35 FGR=[YR=2006] S23E19N1E10 N20W25N2W4$E4S2E25FOP=[YR=2006] S8 E15N2W2N6W13$ E13S6E10 U4 R3 N60$.

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	26	48	1,248.00	SF	6.50	6.50	100	2006	2006	3	86	6,976	
3	0855	CONC PAVER	0	100	30	4	120.00	SF	10.00	10.00	100	2006	2006	3	86	1,032	

LAND DESCRIPTION

TOTAL OB/XF 11,123

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