LOT 137
IN OR 1632/1412
AMELIA NATIONAL #1 PB 7/48

BERNARDING THOMAS F & MELINDA
95194 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0137-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

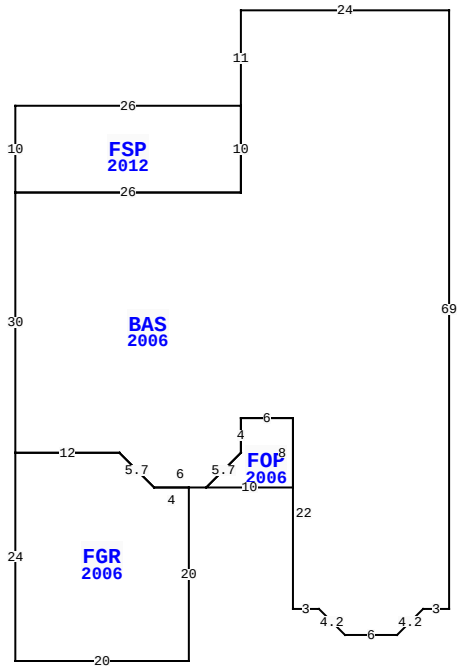
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	308,409
FGR	456	55	2006	251	32,649
FOP	56	30	2006	17	2,211
FSP	260	40	2012	104	13,528
TOTALS	3,143			2,743	356,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,743	108.2880	142.94	392,084	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2010 Heated Area: 2371 HX Base Yr 2010



95194 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		356,796
TOTAL MARKET OB/XF VALUE		12,841
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		504,637
SOH/AGL Deduction		297,174
ASSESSED VALUE		207,463
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,741
TOTAL JUST VALUE		504,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16437	NEW CONSTR	2,000	12/01/2005
M10820	H/AC	0	12/01/2005
P10306	NEW CONSTR	0	11/01/2005
C16197	CO ISSUED	240,000	10/01/2005
B16197	NEW CONSTR	240,000	10/01/2005
R08322	REPAIR/RRF	5,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1632/1412	7/24/2009	WD	U	I	12	180,500
GRANTOR: FEDERAL HOME LOAN MTG						
GRANTEE: BERNARDING THOMAS F						
1610/0165	3/13/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL HOMES LOAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N69W24S11 FSP=[YR=2012] W26 S10E26 N10$S10W26 S30FGR=[YR=2006] S24 E20 N20 W4 U4 L4 W12$E12 R4 D4 E6 FOP=[YR=2006] E10N8W6S4 L4 D4 $ R4 U4 N4 E6 S22 E3 D3 R3 E6 R3 U3 E3$.

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	356	3	1,068.00	SF	6.50	6.50	100	2006	2006	3	86	5,970	
3	0810	CONCRETE A	0	100	42	16	672.00	SF	6.50	6.50	100	2006	2006	3	86	3,756	

LAND DESCRIPTION

TOTAL OB/XF 12,841

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