LOT 140
IN OR 2239/1410
AMELIA NATIONAL #1 PB 7/48

BELTRAN ADRIAN M & ANN B
95232 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0140-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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
Quality	03	Quality Level 03

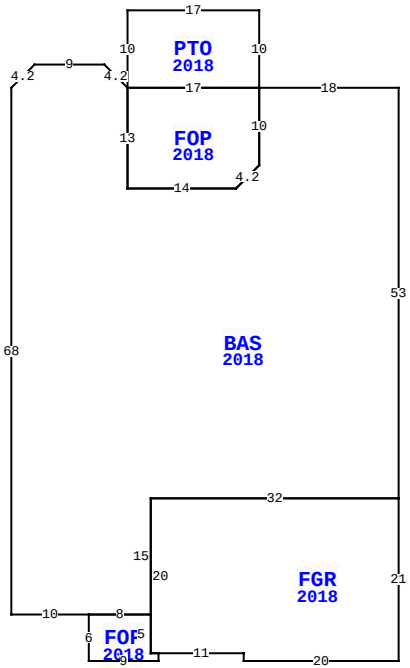
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,740	100	2018	2,740	443,507
FGR	660	55	2018	363	58,757
FOP	49	30	2018	15	2,428
FOP	217	30	2018	65	10,522
PTO	170	5	2018	8	1,295
TOTALS	3,836			3,191	516,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,191	105.6160	166.87	532,482	2018	2018	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2019 Heated Area: 2740 HX Base Yr 2019



95232 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		516,508
TOTAL MARKET OB/XF VALUE		14,064
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		665,572
SOH/AGL Deduction		274,209
ASSESSED VALUE		391,363
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		340,641
TOTAL JUST VALUE		665,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		672,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804097	CO ISSUED	0	11/28/2018
B1808815	SCRN ENCLOSURE	4,063	11/01/2018
B1804097	NEW CONSTR	364,798	04/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2239/1410	11/28/2018	WD	Q	I	01	452,000
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: BELTRAN ADRIAN M &						
2145/1124	9/07/2017	SW	U	V	37	111,000
GRANTOR: WEEKLEY HOMES LLC F/K						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 PTO=[YR=2018] N10 W17 S10 E17$
FOP=[YR=2018] W17 S13 E14 U3 R3 N10$ S10 D3 L3 W14 N13
L3 U3 W9 D3 L3 S68 E10 FOP=[YR=2018] S6 E9 N1
FGR=[YR=2018] E11 S1 E20 N21 W32 S20 E1$ W1 N5 W8$ E8 N15
E32 N53$.

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	0855	CONC PAVER	0	100	9	3	27.00	SF	10.00	10.00	100	2018	2018	3	97	262	
2	0855	CONC PAVER	0	100	0	0	830.00	SF	10.00	10.00	100	2018	2018	3	97	8,051	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
4	0911	SCRN RM A	0	100	17	10	170.00	SF	17.50	17.50	100	2018	2018	3	78	2,321	

LAND DESCRIPTION

TOTAL OB/XF 14,064

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 02/01/2019 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS