LOT 143
AMELIA NATIONAL #1 PB 7/48

BROWN JEFFREY S & ERICA L
95288 BERMUDA DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0143-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

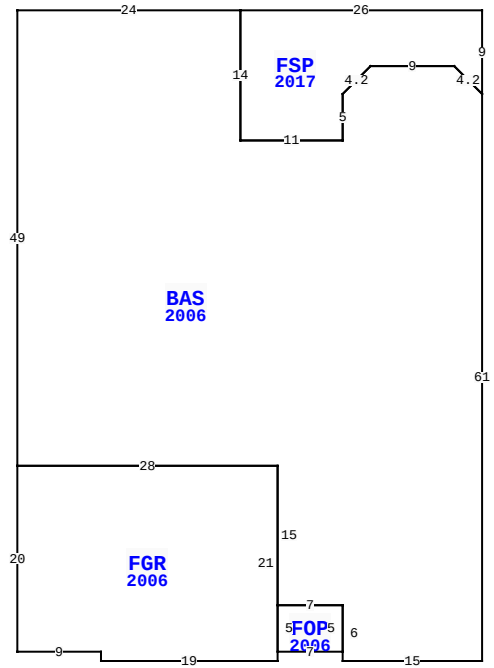
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,617	100	2006	2,617	336,049
FGR	579	55	2006	318	40,834
FOP	35	30	2006	10	1,284
FSP	253	40	2017	101	12,969
TOTALS	3,484			3,046	391,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,046	106.9040	141.11	429,821	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2025 Heated Area: 2617 HX Base Yr 2025



95288 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		391,137
TOTAL MARKET OB/XF VALUE		16,788
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		542,925
SOH/AGL Deduction		0
ASSESSED VALUE		542,925
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		492,203
TOTAL JUST VALUE		542,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18178	SCRN RM	15,000	10/31/2006
M10819	H/AC	0	12/01/2005
P10307	NEW CONSTR	0	11/01/2005
C16200	CO ISSUED	240,000	10/01/2005
B16200	NEW CONSTR	240,000	10/01/2005
E16032	NEW CONSTR	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/636	6/19/2023	WD	Q	I	01	585,000
GRANTOR: OSBORNE NATHANIEL LEE						
GRANTEE: BROWN JEFFREY S & E						
2193/0726	4/27/2018	WD	Q	I	01	312,500
GRANTOR: NATIONAL RESIDENTIAL						
GRANTEE: OSBORNE NATHANIEL L						

BUILDING NOTES

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	42	26	1,092.00	SF	6.50	6.50	100	2006	2006	3	86	6,104	
3	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2006	2006	3	86	168	
4	0810	CONCRETE A	0	100	21	36	756.00	SF	6.50	6.50	100	2006	2006	3	86	4,226	
5	0911	SCRN RM A	0	100	21	36	756.00	SF	17.50	17.50	100	2006	2006	3	24	3,175	

BUILDING DIMENSIONS

FSP=[YR=2017] N9W26S14E11N5 U3 R3 E9 D3 R3 $BAS=[YR=2006] U3 L3 W9 D3 L3 S5 W11 N14 W24 S49 FGR=[YR=2006] S20 E9S1E19N21W28$ E28 S15 FOP=[YR=2006] S5E7N5W7$E7S6E15 N61$.

LAND DESCRIPTION

TOTAL OB/XF 16,788

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