LOT 144
IN OR 1457/654
AMELIA NATIONAL #1 PB 7/48

COLE ROBERT D & JANET
95312 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034-7594

2025

26-2N-28-006A-0144-0000

BUILDING CHARACTERISTICS

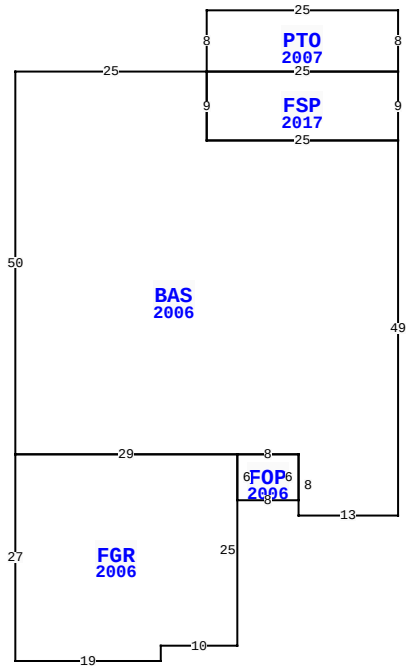
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,379	100	2006	2,379	312,675
FGR	763	55	2006	420	55,202
FOP	48	30	2006	14	1,840
FSP	225	40	2017	90	11,829
PTO	200	5	2007	10	1,314
TOTALS	3,615			2,913	382,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,913	109.4160	144.43	420,725	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2008 Heated Area: 2379 HX Base Yr 2008



95312 BERMUDA DR, FERNANDINA BEACH

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

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	30	3	90.00	SF	6.50	6.50	100	2006	2006	3	86	503	
3	0810	CONCRETE A	0	100	46	26	1,196.00	SF	6.50	6.50	100	2006	2006	3	86	6,686	
4	0911	SCRN RM A	0	100	8	25	200.00	SF	17.50	17.50	100	2007	2007	3	27	945	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		382,860
TOTAL MARKET OB/XF VALUE		11,249
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		529,109
SOH/AGL Deduction		304,396
ASSESSED VALUE		224,713
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,991
TOTAL JUST VALUE		529,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808379	REMODEL	48,250	11/01/2018
B1807747	H/AC	0	09/01/2018
B19780	XFOB	7,000	04/01/2007
M11729	H/AC	0	07/01/2006
P0611259	NEW CONSTR	0	06/01/2006
C17700	CO ISSUED	305,000	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/0654	11/07/2006	WD	Q	I		458,600
GRANTOR: MORRISON HOMES INC						
GRANTEE: COLE ROBERT D & JAN						
1285/0221	1/03/2005	WD	U	V	19	2,720,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] N8 W25 S8 E25$ FSP=[YR=2017] W25 BAS=[YR=2006] W25 S50 FGR=[YR=2006] S27 E19N2E10 N25 W29$ E29FOP=[YR=2006] S6E8N6W8$E8S8E13 N49W25N9$ S9E25N9$.

LAND DESCRIPTION

TOTAL OB/XF 11,249

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