



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
BAL	22	15	2006	3	361
BAS	2,335	100	2006	2,335	280,884
FGR	816	55	2006	449	54,011
FOP	30	30	2006	9	1,083
FOP	70	30	2006	21	2,526
FSP	209	40	2017	84	10,105
FUS	1,525	100	2006	1,525	183,447
TOTALS	5,007			4,426	532,416

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	80	3	240.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	0	0	1,270.00	SF	6.50	6.50
4	0819	CONC 12"	0 100	10	5	50.00	SF	19.00	19.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,426	100.1440	132.19	585,073	2006	2006	0	0	9.00	91.00
1 SNGL FAM - 100% - 2024 Heated Area: 3860 HX Base Yr 2024											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
										05/08/2025	MLU

95406 BERMUDA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		532,416	
TOTAL MARKET OB/XF VALUE		12,373	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		744,789	
SOH/AGL Deduction		40,470	
ASSESSED VALUE		704,319	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		653,597	
TOTAL JUST VALUE		744,789	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		684,469	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1896169	REPAIR FOP BEAM	10,400	12/01/2018
E16382	NEW CONSTR	1,900	12/01/2005
M10702	H/AC	0	11/01/2005
P10313	NEW CONSTR	0	11/01/2005
C16413	CO ISSUED	692,400	10/01/2005
R08455	REPAIR/RRF	3,500	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2436/1115	2/17/2021	WD Q	I	01	
GRANTOR: CARNES GARY W & B DEE					
GRANTEE: PODCZERWINSKI JOHN					
2285/1614	6/21/2019	WD Q	I	02	
GRANTOR: BOYLE THOMAS E & LIND					
GRANTEE: CARNES GARY W & B D					

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GRANTOR: BOYLE THOMAS E & LIND					
GRANTEE: CARNES GARY W & B D					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006] W32 N3 U3 L3 W10 L3 D3 FSP=[YR=2017] W15S15E13N8E2N7S\$7W2S8 W13S30 E2 R2 D2 E5 R2 U2 E3N3 FOP=[YR=2006] E10N3W10S3\$N3E10 FGR=[YR=2006] S35E24N35W10S3W8N3W6\$ E6S3E8N3E14S2E11N38\$ PTR=E10 FUS=[YR=2006] E32S18 D3 R3 E18S14W11 S31 FOP=[YR=2006] S5 BAL=[YR=2006] S1W3S1 W8N1W3N1E14\$W14N5E14\$W14N39W15 N8W13N19\$ W10\$.									

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