LOT 158
AMELIA NATIONAL #1 PB 7/48

GERMOND VICTORIA & WILLIAM FAMILY TRUST/GERMOND WI
95506 BERMUDA DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0158-0000

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

BUILDING CHARACTERISTICS

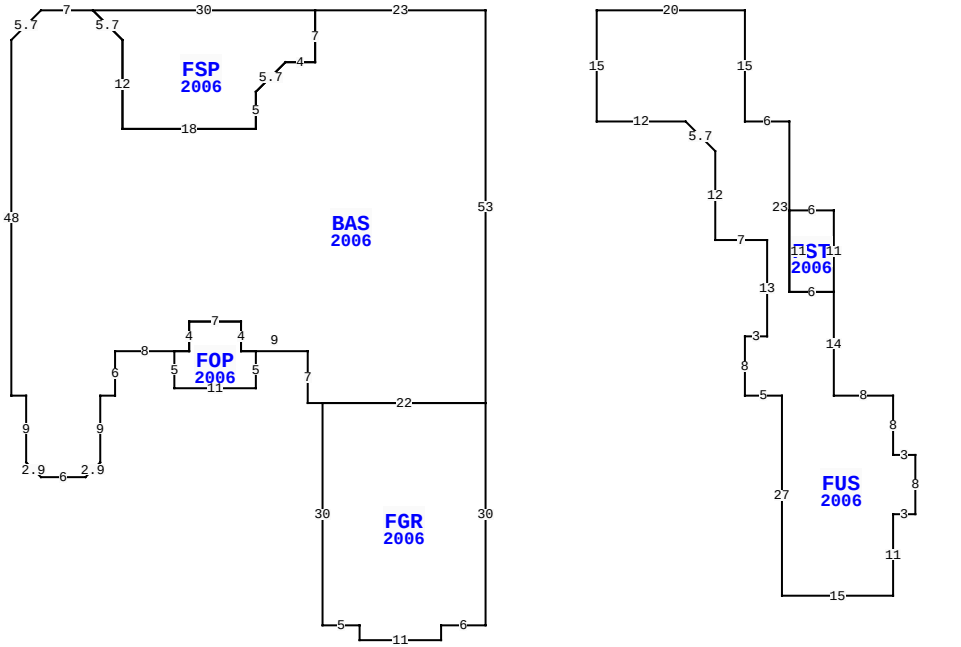
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	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
BAS	2,906	100	2006	2,906	359,642
FGR	682	55	2006	375	46,409
FOP	83	30	2006	25	3,094
FSP	360	40	2006	144	17,821
FST	66	55	2006	36	4,456
FUS	1,068	100	2006	1,068	132,174
TOTALS	5,165			4,554	563,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,554	101.9100	134.52	612,604	2006	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2021 Heated Area: 3974 HX Base Yr 2021



95506 BERMUDA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		563,596
TOTAL MARKET OB/XF VALUE		14,382
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		777,978
SOH/AGL Deduction		217,344
ASSESSED VALUE		560,634
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		509,912
TOTAL JUST VALUE		777,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		716,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109264	REPAIR/RRF	32,706	09/01/2021
M16081	H/AC	0	04/01/2011
E0514922	NEW CONSTR	1,500	05/01/2005
M0509776	H/AC	0	05/01/2005
C15010	CO ISSUED	491,900	04/01/2005
R07474	REPAIR/RRF	3,500	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2795/900	6/19/2025	TD	U	I	11	100
GRANTOR: GERMOND WILLIAM D & V						
GRANTEE: GERMOND VICTORIA &						
2404/1571	10/29/2020	WD	Q	I	01	638,000
GRANTOR: MORRIS LARRY J & PAME						
GRANTEE: GERMOND WILLIAM D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 FSP=[YR=2006] W30 D4 R4 S12E18 N5 R4 U4 E4N7$S7W4 L4 D4 S5W18N12 U4 L4 W7 L4 D4 S48E2 S9 D2 R2 E6 U2 R2 N9E2N6 E8 FOP=[YR=2006] S5E11N5W2N4W7S4W2$E2N4 E7S4E9S7E2 FGR=[YR=2006] S30E5S2E11 N2E6N30W22$E22N53$ PTR=E15 FUS=[YR=2006] S15 E12 R4 D4 S12E7 S13 W3S8E5S27E15N11E3N8W3N8W8 N14FST=[YR=2006] N11 W6S11E6$W6N23W6 N15W20$ W15$.

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	0	0	1,500.00	SF	6.50	6.50	100	2006	2006	3	86	8,385	
3	0819	CONC 12"	0	100	12	4	48.00	SF	19.00	19.00	100	2006	2006	3	86	784	
4	0819	CONC 12"	0	100	3	4	12.00	SF	9.50	9.50	100	2006	2006	3	86	98	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2010	2010	3	40	2,000	

LAND DESCRIPTION

TOTAL OB/XF 14,382

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	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS