LOT 159
AMELIA NATIONAL #1 PB 7/48

OAKES MICHAEL T & MICHELLE H
95520 BERMUDA DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0159-0000

BUILDING CHARACTERISTICS

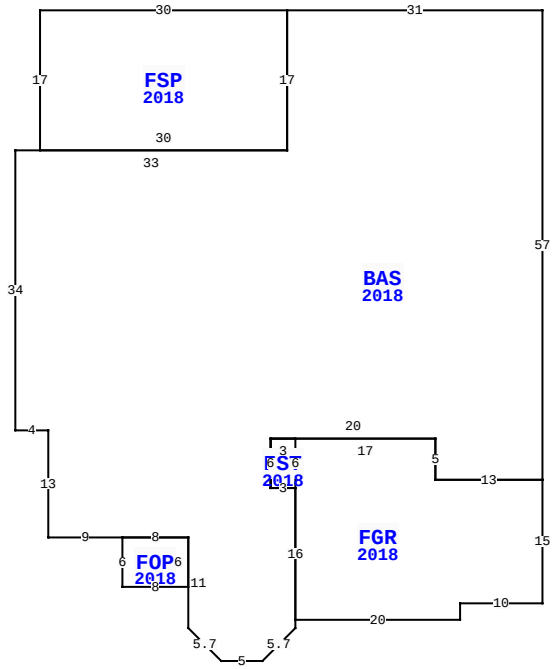
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,349	100	2018	3,349	708,793
FGR	593	55	2018	326	68,996
FOP	48	30	2018	14	2,963
FSP	510	40	2018	204	43,175
FST	18	55	2018	10	2,117
TOTALS	4,518			3,903	826,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,903	137.3886	217.07	847,224	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 0% - 2025 Heated Area: 3349 HX Base Yr



95520 BERMUDA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	826,043
TOTAL MARKET OB/XF VALUE	74,246
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	1,100,289
SOH/AGL Deduction	0
ASSESSED VALUE	1,100,289
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,100,289
TOTAL JUST VALUE	1,100,289
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,029,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803057	CO ISSUED	0	09/12/2018
B1805038	SCRN ENCLSR	15,415	07/01/2018
B1803880	SWIM POOL	52,500	04/17/2018
B1803057	NEW CONSTR	438,085	03/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2747/1522	11/01/2024	TD	Q	I	01	1,250,000
GRANTOR: GOLD LIVING TRUST						
GRANTEE: OAKES MICHAEL T & M						
2547/0675	3/14/2022	WD	U	I	11	100
GRANTOR: GOLD DANIEL H & ELAIN						
GRANTEE: GOLD LIVING TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W31 FSP=[YR=2018] W30 S17 E30 N17$ S17 W33 S34 E4 S13 E9 FOP=[YR=2018] S6 E8 N6 W8$ E8 S11 D4 R4 E5 U4 R4 N1 FGR=[YR=2018] E20 N2 E10 N15 W13 N5 W17 FST=[YR=2018] S6 W3 N6 E3$ W3 S6 E3 S16$ N16 W3 N6 E20 S5 E13 N57$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
2	0855	CONC PAVER	0	0	26	4	104.00	SF	10.00	10.00	100	2018	2018	3	97	1,009	
3	0855	CONC PAVER	0	0	0	0	1,225.00	SF	10.00	10.00	100	2018	2018	3	97	11,883	
4	0861	POOL GUNIT	0	0	0	0	420.00	SF	85.00	85.00	100	2018	2018	3	84	29,988	
5	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	78	1,560	
6	0857	SANDSTONE/	0	0	0	0	700.00	SF	16.00	16.00	100	2018	2018	3	99	11,088	
7	0911	SCRN RM A	0	0	0	0	1,120.00	SF	17.50	17.50	100	2018	2018	3	78	15,288	

LAND DESCRIPTION

TOTAL OB/XF 74,246

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 02/01/2019 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS