LOT 1
AMELIA NATIONAL #1 PB 7/48

BOARTS ALAN C & SUSAN A
95549 BERMUDA DR
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

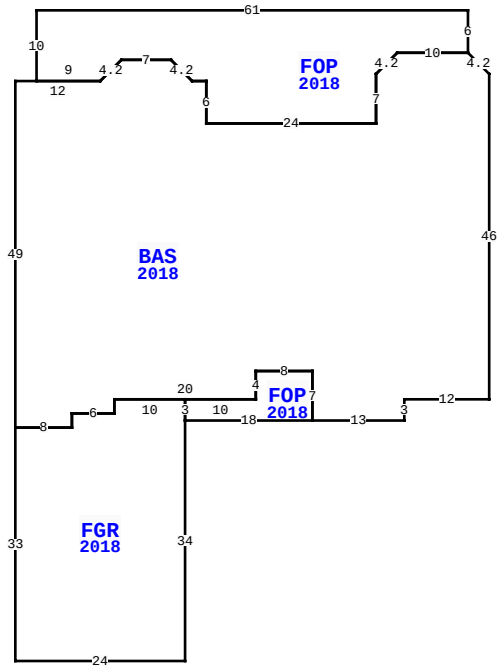
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,007	100	2018	3,007	465,316
FGR	844	55	2018	464	71,801
FOP	86	30	2018	26	4,024
FOP	677	30	2018	203	31,413
TOTALS	4,614			3,700	572,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,700	96.1020	159.53	590,261	2018	2018	0	0	0	3.00	97.00

1 SFR CUST 100% - 2026 Heated Area: 3007 HX Base Yr 2026



95549 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		572,553
TOTAL MARKET OB/XF VALUE		67,095
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		839,648
SOH/AGL Deduction		0
ASSESSED VALUE		839,648
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		788,237
TOTAL JUST VALUE		839,648
NCON VALUE		60,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		804,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250009778	NW RES SCN	27,575	08/29/2025
25009661	INGROUND POOL	299,300	08/27/2025
B1805438	CO ISSUED	0	12/10/2018
B1805438	NEW CONSTR	416,386	05/30/2018
B15735	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2783/187	4/22/2025	WD	Q	I	02	950,000
GRANTOR: MOORE GERALD N & LYNN						
GRANTEE: BOARTS ALAN C & SUS						
2244/0468	12/14/2018	WD	Q	I	02	516,900
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: MOORE GERALD N & LY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 FOP=[YR=2018] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10$ W10 D3 L3 S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FGR=[YR=2018] S33 E24 N34 FOP=[YR=2018] E18 N7 W8 S4 W10 S3$ N3 W10 S2 W6 S2 W8$ E8 N2 E6 N2 E20 N4 E8 S7 E13 N3 E12 N46$.

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	2018	2018	3	97	3,395	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	74	3,700	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2026	2025	05	100	60,000	

LAND DESCRIPTION

TOTAL OB/XF 67,095

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS