

LOT 2
IN OR 2402/1747
AMELIA NATIONAL #1 PB 7/48

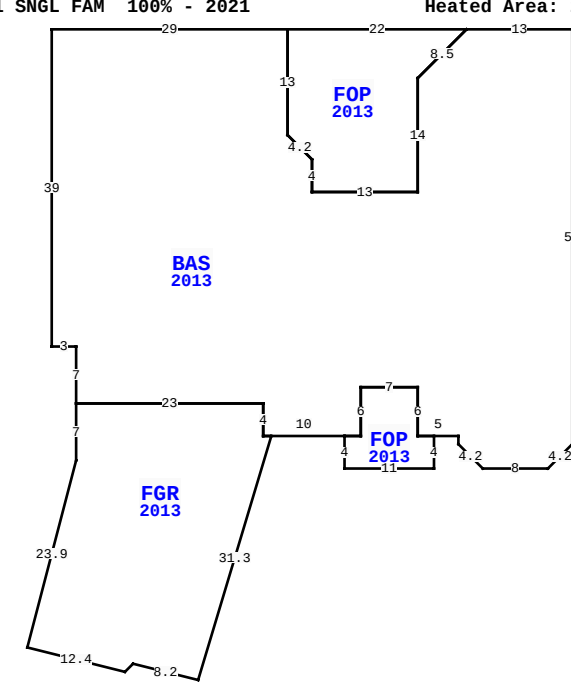
BENSHOP FAMILY REVOCABLE TRUST
95537 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0002-0000



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 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	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	2,759	100	2013	2,759	375,248
FGR	731	55	2013	402	54,675
FOP	86	30	2013	26	3,536
FOP	322	30	2013	97	13,193
TOTALS	3,898			3,284	446,652

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	3,284	104.0934	144.69	475,162	2013	2013	0	0	94.00
1 SNGL FAM			100% - 2021			Heated Area: 2759			HX Base Yr 2021	
										
BLD DATE			LGL DATE			05/08/2025 MLU				
XF DATE			LAND DATE							
INC DATE			AG DATE							

EXTRA FEATURES							95537 BERMUDA DR, FERNANDINA BEACH				INC DATE				AG DATE			
L N	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	2013	2013	3	94	3,290		
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2013	2013	04	90	45,000		
5	0911	SCRN RM A	0	100	0	0	840.00	SF	18.00	18.00	100	2013	2013	3	50	7,560		
6	1076	TRELLIS A	0	100	12	12	144.00	SF	7.50	7.50	100	2015	2015	3	90	972		