LOT 3
AMELIA NATIONAL #1 PB 7/48

**KARPOWSKI WALTER/BLANK-KARPOWSKI BARBARA**
95519 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

**2026**

**26-2N-28-006A-0003-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

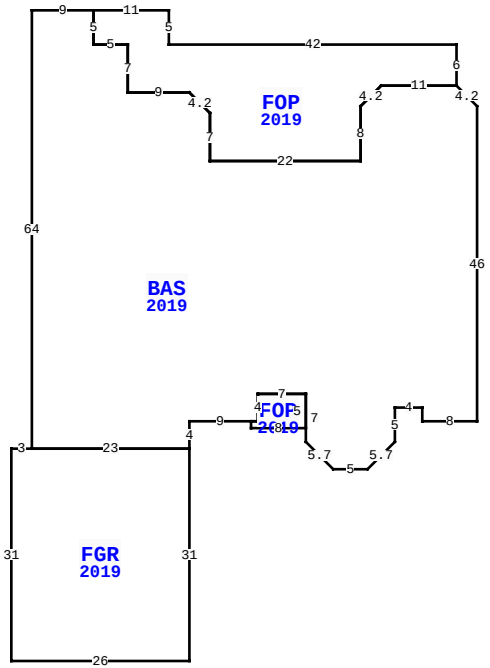
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 12 | HARDWOOD 50 |
| Air Condition | 03 | CENTRAL 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 | 3,178 | 100 | 2019 | 3,178 | 518,945 |
| FGR | 806 | 55 | 2019 | 443 | 72,339 |
| FOP | 36 | 30 | 2019 | 11 | 1,796 |
| FOP | 606 | 30 | 2019 | 182 | 29,719 |
| TOTALS | 4,626 | | | 3,814 | 622,800 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,814 | 100.8900 | 167.48 | 638,769 | 2019 | 2019 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SFR CUST 100% - 2020 Heated Area: 3178 HX Base Yr 2020




95519 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 | | 622,800 |
| TOTAL MARKET OB/XF VALUE | | 66,988 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 889,788 |
| SOH/AGL Deduction | | 259,316 |
| ASSESSED VALUE | | 630,472 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 579,061 |
| TOTAL JUST VALUE | | 889,788 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 908,140 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1807940 | CO ISSUED | 0 | 03/08/2019 |
| B1909754 | SCRN ENCLSR | 34,989 | 01/01/2019 |
| B1808937 | SWIM POOL | 57,200 | 12/01/2018 |
| B1807940 | NEW CONSTR | 435,125 | 08/03/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2262/0069 | 3/14/2019 | WD | Q | I | 01 | 736,400 |
| GRANTOR: FF FLORIDA RESIDENTIA | | | | | | |
| GRANTEE: KARPOWSKI WALTER & | | | | | | |
| 2085/1915 | 8/29/2016 | WD | U | V | 11 | 100 |
| GRANTOR: FF FLORIDA SOUTHERN H | | | | | | |
| GRANTEE: FF FLORIDA RESIDENT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 FOP=[YR=2019] N6 W42 N5 W11 S5 E5 S7 E9 D3 R3 S7 E22 N8 U3 R3 E11$ W11 D3 L3 S8 W22 N7 U3 L3 W9 N7 W5 N5 W9 S64 FGR=[YR=2019] W3 S31 E26 N31 W23$ E23 N4 E9 FOP=[YR=2019] S1 E8 N5 W7 S4 W1$ E1 N4 E7 S7 D4 R4 E5 U4 R4 N5 E4 S2 E8 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,388.00 | SF | 18.00 | 18.00 | 100 | 2019 | 2019 | 3 | 78 | 19,488 | |
| 3 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2019 | 2019 | 04 | 95 | 47,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 66,988

| 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