



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	3,531	100	2006	3,531	447,378
FGR	785	55	2006	432	54,734
FOP	81	30	2006	24	3,041
FOP	447	30	2006	134	16,978
FUS	1,045	100	2006	1,045	132,402

TOTALS	5,889			5,166	654,532
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00

1 SNGL FAM 100% - 2021 Heated Area: 4576 HX Base Yr 2021

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2025 MLU

95501 BERMUDA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					654,532				
TOTAL MARKET OB/XF VALUE					54,080				
TOTAL LAND VALUE - MARKET					200,000				
TOTAL MARKET VALUE					908,612				
SOH/AGL Deduction					329,648				
ASSESSED VALUE					578,964				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					527,553				
TOTAL JUST VALUE					908,612				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					901,752				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20138	SWIM POOL	34,000	06/01/2007
M0509845	H/AC	0	06/01/2005
E0514919	ELEC OTHER	1,500	05/01/2005
C15009	CO ISSUED	560,900	04/01/2005
R07473	REPAIR/RRF	3,500	04/01/2005
P09372	OTHER	0	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2381/1706	7/31/2020	WD	Q	I	01	540,000
GRANTOR: DUNN DAVID D & JACQUE						
GRANTEE: KUPPLER KARL B & CH						
1931/0435	7/25/2014	WD	U	I	37	322,500
GRANTOR: STRAUB WILLIAM J & MA						
GRANTEE: DUNN DAVID D & JACQ						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006;ORIG=0,0] W10 S3 D5L5 S8 W8 N2 W7 S2 W7 U6L6 N18 W19 S3 W12 S46 E4 S13 E15 N9 E8 S4 E10 E2 N3 E7 S6 E12 S5 E7 N2 E9 N55 \$									
FUS=[YR=2006;ORIG=10,55] N15 E4 N9 E4 N19 E19 N12 E21 S16 W15 S2 D12L12 S14 W6 S1 W5 S8 W5 S2 W5 \$									
FGR2006=[ORIG=-70,54] S31 E23 N40 W8 S9 W15 \$									
FOP=[YR=2006;ORIG=-10,0] W33 S10 D4R3 D2R3 E7 N2 E7 S2 E8 N8 U5R5 N3 \$									
FOP=[YR=2006;ORIG=-37,49] S6 E11 N3 W2 N6 W7 S3 W2 \$									
PTR=[ORIG=0,0] S55 E10 W10 N55 \$									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
54,080									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000		