

LOT 5
IN OR 1962/323
AMELIA NATIONAL #1 PB 7/48

ZETTEL ROBERT J
95483 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0005-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 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	2,429	100	2006	2,429	320,196
FGR	490	55	2006	270	35,592
FOP	50	30	2006	15	1,977
FOP	301	30	2006	90	11,864
TOTALS	3,270			2,804	369,630

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00
4	0911	SCRN RM A	0 100	34	8	272.00	SF	18.00	18.00

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

REVIEW DATE 01/06/2023 BY DJ

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,804	104.7888	145.66	408,431	2006	2006	0	0	0	9.50	90.50	
1 SNGL FAM 100% - 2007 Heated Area: 2429 HX Base Yr 2007													
95483 BERMUDA DR, FERNANDINA BEACH													

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

TOTAL OB/XF													
9,512													

Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY					STANDARD				
VALUATION BY					Tax Group: 4 Tax Dist:				
BUILDING MARKET VALUE					369,630				
TOTAL MARKET OB/XF VALUE					9,512				
TOTAL LAND VALUE - MARKET					200,000				
TOTAL MARKET VALUE					579,142				
SOH/AGL Deduction					325,130				
ASSESSED VALUE					254,012				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					202,601				
TOTAL JUST VALUE					579,142				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					595,214				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531599	ADDITION	7,031	12/01/2015
M11191	MECH OTHER	0	03/01/2006
E16679	ELEC OTHER	4,000	02/01/2006
C16990	CO ISSUED	181,100	01/01/2006
R08831	REPAIR/RRF	4,100	01/01/2006
P10628	OTHER	0	01/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1962/0323	8/26/2014	WD	U	I	11	100			
GRANTOR: ZETTEL ROBERT J & ANN									
GRANTEE: ZETTEL ROBERT J									
1890/1303	11/01/2013	WD	U	I	11	100			
GRANTOR: ZETTEL ROBERT J & ANN									
GRANTEE: ZETTEL ROBERT J									

BUILDING NOTES									
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BUILDING DIMENSIONS
FOP=[YR=2006] W34 BAS=[YR=2006] W11 N7 W19 S51 FGR=[YR=2006] S22 E10N2E12 N22 W15 S2W7\$E7N2E15N4 E8 FOP=[YR=2006] S2E11N2 W2N4 W7 S4W2\$E2N4E7S4 E11 S6 E7S1E7N35 L3 U3 W10 L3 D3 W18 N10\$S10 E18 R3 U3 E10 D3 R3 N10\$.

Common: 200,000 PRINTED 07/09/2026 BY SYS