LOT 11
AMELIA NATIONAL #1 PB 7/48

MADDEN PAUL R & KAREN J L/E/
95401 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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

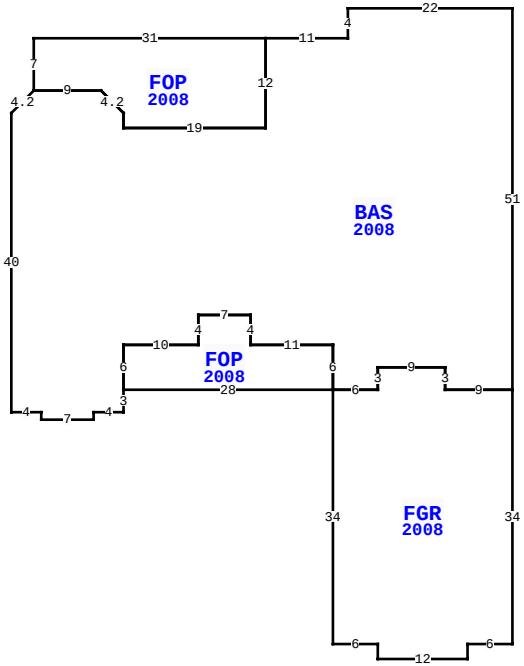
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,724	100	2008	2,724	354,577
FGR	867	55	2008	477	62,090
FOP	196	30	2008	59	7,680
FOP	317	30	2008	95	12,366
TOTALS	4,104			3,355	436,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,355	102.3454	142.26	477,282	2008	2008	0	0	0	8.50	91.50

1 SNGL FAM 100% - 2009 Heated Area: 2724 HX Base Yr 2009



95401 BERMUDA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		436,713
TOTAL MARKET OB/XF VALUE		65,799
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		702,512
SOH/AGL Deduction		374,583
ASSESSED VALUE		327,929
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		276,518
TOTAL JUST VALUE		702,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		699,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804368	SCRN ENCLSR	0	06/01/2018
B1801798	SWIM POOL	40,000	03/01/2018
B22518	8X35 SCRN ENCLOSU	8,665	05/01/2009
M13392	MECH OTHER	0	10/01/2007
C20377	CO ISSUED	0	08/01/2007
E19876	ELEC OTHER	4,000	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2789/109	5/19/2025	LE	U	I	11	100
GRANTOR: MADDEN PAUL R & KAREN						
GRANTEE: MONEY KELLY ANNE						
1555/0561	3/11/2008	WD	Q	I		505,500
GRANTOR: AMERICAN HOMEBUILDERS						
GRANTEE: MADDEN PAUL R & KAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W22 S4 W11 FOP=[YR=2008] W31 S7 E9 D3 R3 S2 E19N12 $ S12 W19 N2 U3 L3 W9 D3 L3 S40 E4 S1 E7 N1 E4 N3 FOP=[YR=2008] E28 FGR=[YR=2008] S34 E6 S2 E12 N2 E6 N34 W9 N3 W9 S3 W6 $ N6 W11 N4 W7 S4 W10 S6 $ N6 E10 N4 E7 S4 E11 S6 E6 N3 E9 S3 E9 N51 $.

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	2008	2008	3	90	3,150	
3	0911	SCRN RM A	0	100	0	0	1,079.00	SF	18.00	18.00	100	2019	2019	3	78	15,149	
4	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 65,799

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	0003	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