



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

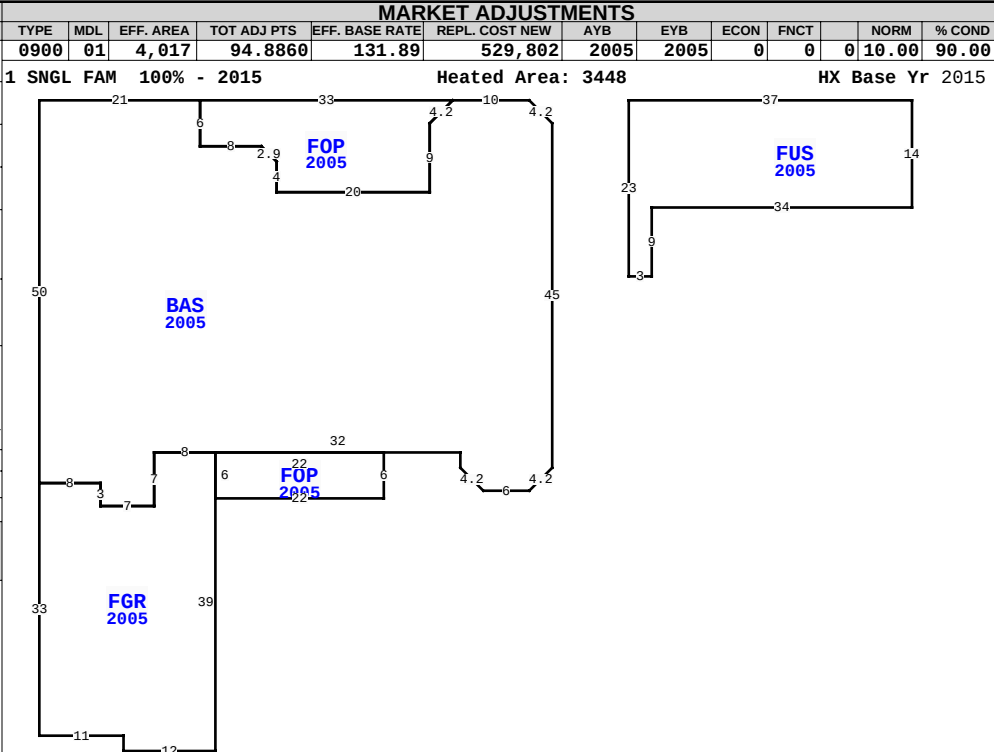
Quality			02	Quality Level 02
DOR CODE			0100	SINGLE FAMILY
MAP NUM				MKT AREA 04
NEIGHBORHOOD/LOC			4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,903	100	2005	2,903	344,589
FGR	794	55	2005	437	51,872
FOP	132	30	2005	40	4,748
FOP	307	30	2005	92	10,921
FUS	545	100	2005	545	64,692

TOTALS	4,681			4,017	476,822
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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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
6	0911	SCRN RM A	0	100	27	55	1,485.00	SF	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



95319 BERMUDA DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2005	2005	3	87	3,045	
100	2006	2006	05	85	51,000	
100	2006	2006	3	22	5,881	

TOTAL OB/XF									
59,926									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					476,822				
TOTAL MARKET OB/XF VALUE					59,926				
TOTAL LAND VALUE - MARKET					200,000				
TOTAL MARKET VALUE					736,748				
SOH/AGL Deduction					239,711				
ASSESSED VALUE					497,037				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					445,626				
TOTAL JUST VALUE					736,748				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					723,006				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18641	SWIM POOL	27,500	10/01/2006
E15557	NEW CONSTR	1,500	08/01/2005
M10075	H/AC	0	07/01/2005
E0515176	NEW CONSTR	0	06/01/2005
P0509488	NEW CONSTR	0	05/01/2005
C15011	CO ISSUED	459,900	04/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2350/1521	3/23/2020	TD	U	I	11	100	
GRANTOR:ANDERSEN ARTHUR JR &							
GRANTEE:ANDERSEN ARTHUR E J							
1902/1674	2/14/2014	WD	Q	I	02	460,000	
GRANTOR:WOOD DENNIS F & JULIE							
GRANTEE:ANDERSEN ARTHUR E J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] L3 U3 W10 FOP=[YR=2005] W33 S6E8 D2 R2 S4 E20N9 U3 R3 \$ D3 L3 S9W20N4 L2 U2 W8N6W21S50 FGR=[YR=2005] S33E11S2E12N39W8S7W7N3 W8\$ E8S3E7N7E8 FOP=[YR=2005] S6E22N6 W22\$E32 S2 D3 R3 E6 U3 R3 N45\$ PTR=N3E10 FUS=[YR=2005] E37S14W34S9 W3N23\$ W10S3\$.									