

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1 4									
Exterior Wall		16	WD FR STUC 100		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD									
Roof Structur		08	IRREGULAR 100		0900		01	2,753	105.0624	146.04	402,048	2006	2006	0	0	0	9.50	90.50	Tax Group: 4		Tax Dist:								
Roof Cover		03	COMP SHNGL 100		1		SNGL FAM		100% - 2021		Heated Area: 2389		HX Base Yr		2021		BUILDING MARKET VALUE		363,853										
Interior Wall		05	DRYWALL 100		TOTAL MARKET OB/XF VALUE														58,750										
Interior Floo		14	CARPET 60		TOTAL LAND VALUE - MARKET														135,000										
Interior Floo		11	CLAY TILE 40		TOTAL MARKET VALUE														557,603										
Air Condition		03	CENTRAL 100		SOH/AGL Deduction														162,617										
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE														394,986										
Bedrooms			3 100		TOTAL EXEMPTION VALUE		HX HB														51,411								
Bathrooms			2.5 100		BASE TAXABLE VALUE														343,575										
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE														557,603										
Stories		1.	1. 100		NCON VALUE														0										
Units		0	0 100		INCOME VALUE																								
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE														551,525										
Quality		02	Quality Level 02		PERMIT NUM		DESCRIPTION		AMT		ISSUED																		
DOR CODE		0100	SINGLE FAMILY		B1529992		ENCLOSUREE		18,962		02/01/2015																		
MAP NUM			MKT AREA		B1429721		SWIM POOL		33,768		12/01/2014																		
NEIGHBORHOOD/LOC		4042.00			B20965		SCRN ENCLOSURE		5,000		01/01/2008																		
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	M11359		H/AC		0		04/01/2006																
BAS		2,389	100	2006	2,389	315,745	P10921		NEW CONSTR		0		03/01/2006																
FGR		456	55	2006	251	33,174	C16940		CO ISSUED		230,000		01/01/2006																
FOP		116	30	2006	35	4,625																							
FOP		260	30	2006	78	10,309																							
TOTALS		3,221			2,753	363,853																							
EXTRA FEATURES						95281 BERMUDA DR, FERNANDINA BEACH						BLD DATE				LGL DATE		05/08/2025		MLU									
												XF DATE				LAND DATE													
												INC DATE				AG DATE													
L N	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	2006	2006	3	88	3,080														
4	0911	SCRN RM A	0 100	0	0	988.00	SF	18.00	18.00	100	2015	2015	3	60	10,670														
8	0860	POOL/SPA	0 100	24	0	1.00	UT	50,000.00	50,000.00	100	2015	2015	04	90	45,000														
LAND DESCRIPTION						TOTAL OB/XF										58,750													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	135,000.00	135,000.00	135,000												