LOT 23
AMELIA NATIONAL #1 PB 7/48

GASSAWAY DAVID R & CHARLENE
95251 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0023-0000

BUILDING CHARACTERISTICS

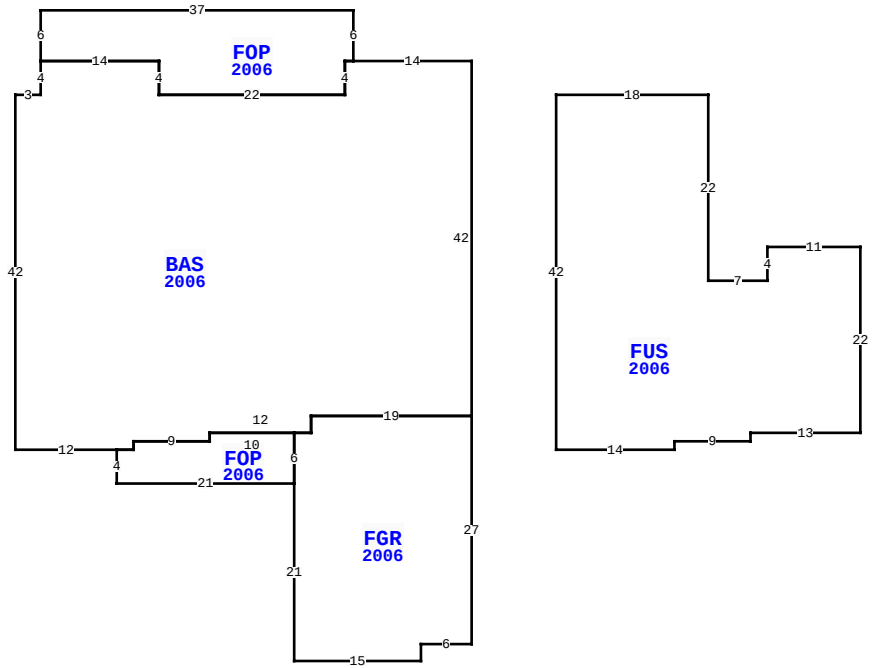
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	2,275	100	2006	2,275	277,211
FGR	593	55	2006	326	39,723
FOP	113	30	2006	34	4,143
FOP	310	30	2006	93	11,332
FUS	1,125	100	2006	1,125	137,082
TOTALS	4,416			3,853	469,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,853	97.3845	135.36	521,542	2006	2006	0	0	0	9.98	90.02

1 SNGL FAM 100% - 2020 Heated Area: 3400 HX Base Yr 2020



95251 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		469,492
TOTAL MARKET OB/XF VALUE		96
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		604,588
SOH/AGL Deduction		223,981
ASSESSED VALUE		380,607
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		329,196
TOTAL JUST VALUE		604,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		614,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807640	H/AC	4,400	09/01/2018
E17601	NEW CONSTR	2,300	07/01/2006
P0611173	NEW CONSTR	0	06/01/2006
C17708	CO ISSUED	0	05/01/2006
R09269	REPAIR/RRF	5,000	05/01/2006
B0617708	NEW CONSTR	300,000	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2316/0039	11/01/2019	WD	Q	I	02	380,000
GRANTOR: KNEEDLER PETER A & JU						
GRANTEE: GASSAWAY DAVID R &						
2003/1820	9/16/2015	SW	U	V	11	100
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: WEEKLEY HOMES LP						

BUILDING NOTES

EXTRA FEATURES

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
2	0819	CONC 12"	0	100	3	4	12.00	SF	9.50	9.50	100	2006	2006	3	84	96	

BUILDING DIMENSIONS

BAS=[YR=2006] W14 FOP=[YR=2006] N6W37S6E14 S4E22N4E1$ W1S4W22N4W14S4W3S42 E12 FOP=[YR=2006] S4E21 FGR=[YR=2006] S21 E15N2E6N27W19S2W2S6$ N6 W10 S1 W9 S1 W2$ E2N1E9N1E12N2E19 N42 $ PTR=S4E10 FUS=[YR=2006] E18 S22E7 N4E11 S22 W13 S1W9S1W14 N42$ W10N4$.

LAND DESCRIPTION

TOTAL OB/XF 96

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							

REVIEW DATE 01/17/2024 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS