LOT 39
AMELIA NATIONAL #1 PB 7/48

FLIPPEN VIRGINIA TRUST/FLIPPEN VIRGINIA R TRUSTEE
95073 BERMUDA DR
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0039-0000

BUILDING CHARACTERISTICS

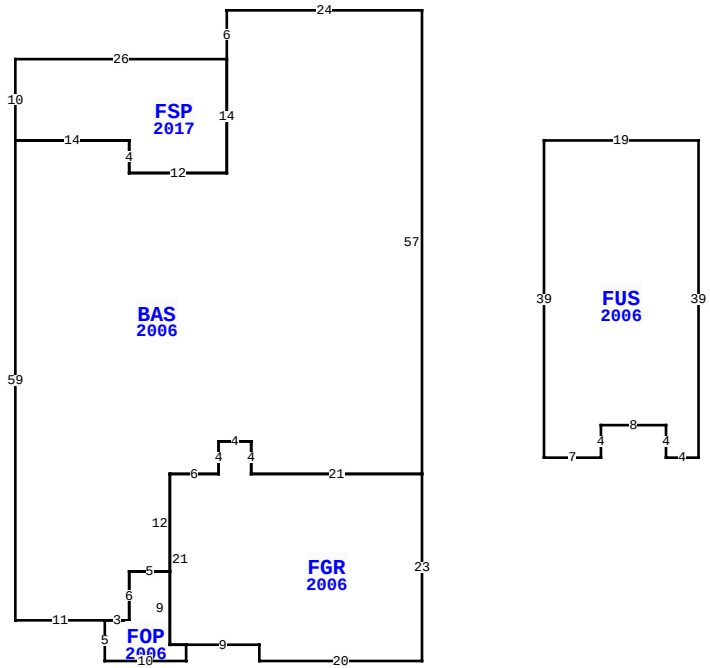
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	2,682	100	2006	2,682	338,935
FGR	707	55	2006	389	49,160
FOP	74	30	2006	22	2,780
FSP	308	40	2017	123	15,544
FUS	709	100	2006	709	89,600
TOTALS	4,480			3,925	496,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,925	100.4625	139.64	548,087	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2023 Heated Area: 3391 HX Base Yr 2023



95073 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		496,019
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		631,019
SOH/AGL Deduction		85,199
ASSESSED VALUE		545,820
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		489,409
TOTAL JUST VALUE		631,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		641,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16968	NEW CONSTR	2,300	03/01/2006
M11301	H/AC	0	03/01/2006
P10690	NEW CONSTR	0	02/01/2006
C16922	CO ISSUED	300,000	01/01/2006
R08782	REPAIR/RRF	5,000	01/01/2006
B16922	NEW CONSTR	300,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2582/1115	8/01/2022	WD	Q	I	01	849,900
GRANTOR: FLIT JEFFREY J & ANGE						
GRANTEE: FLIPPEN VIRGINIA R						
2410/1040	11/19/2020	WD	Q	I	01	477,500
GRANTOR: CHABOT JASON L & SAND						
GRANTEE: FLIT JEFFREY J & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W24 S6 FSP=[YR=2017] W26 S10 E14 S4 E12 N14$ S14 W12 N4 W14 S59 E11 FOP=[YR=2006] S5 E10 N2 FGR=[YR=2006] E9 S2 E20 N23 W21 N4 W4 S4 W6 S21 E2$ W2 N9 W5 S6 W3$ E3 N6 E5 N12 E6 N4 E4 S4 E21 N57$ PTR=S16E15 FUS=[YR=2006] E19 S39 W4N4W8S4W7 N39$ W15N16 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000135	C	RES NATURAL	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