



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,915	100	2006	1,915	255,455
FGR	460	55	2006	253	33,749
FOP	108	30	2006	32	4,269
FOP	203	30	2006	61	8,137
PTO	313	5	2010	16	2,134
TOTALS	2,999			2,277	303,745

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
4	0911	SCRN RM A	0	0	0	0	313.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,277	106.0409	147.40	335,630	2006	2006	0	0
1 SNGL FAM 0% - 2024									
Heated Area: 1915									
HX Base Yr									
95033 BERMUDA DR, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
05/08/2025 MLU									

TOTAL OB/XF									
5,052									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		303,745	
TOTAL MARKET OB/XF VALUE		5,052	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		443,797	
SOH/AGL Deduction		0	
ASSESSED VALUE		443,797	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		443,797	
TOTAL JUST VALUE		443,797	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		449,763	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24031	ADDITION	6,089	10/01/2010
E16790	NEW CONSTR	2,000	02/01/2006
M11041	H/AC	0	02/01/2006
P10548	NEW CONSTR	0	01/01/2006
C16414	CO ISSUED	211,000	10/01/2005
R08456	REPAIR/RRF	5,000	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2511/1956	11/08/2021	LE	U	I	11
GRANTOR: BRESCIANI GLORIA G					
GRANTEE: MCCARTHY CATHERINE					
1488/0160	3/27/2007	WD	Q	I	
GRANTOR: MORRISON HOMES INC					
GRANTEE: BRESCIANI LUIGI & G					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
PTO=[YR=2010] N11 U3 L3 W17 D3 L3 S11 E23\$BAS=[YR=2006] W9 FOP=[YR=2006] W14 S10 E10N6 U4 R4 \$ D4 L4 S6 W10N21W27S40 FGR=[YR=2006] S23 E20 N23W20\$E20S9 E9FOP=[YR=2006] S11 E10N2E11 N9W2S4 W9N4W2N5W6S5W2\$ E2N5E6S5E2S4E9 N4E2 N38\$.									