LOT 127
AMELIA NATIONAL #1 PB 7/48

COTTLE STANLEY HOWARD & DEBRA LYNN REVOCALE TRUST/
95034 BERMUDA DR
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0127-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

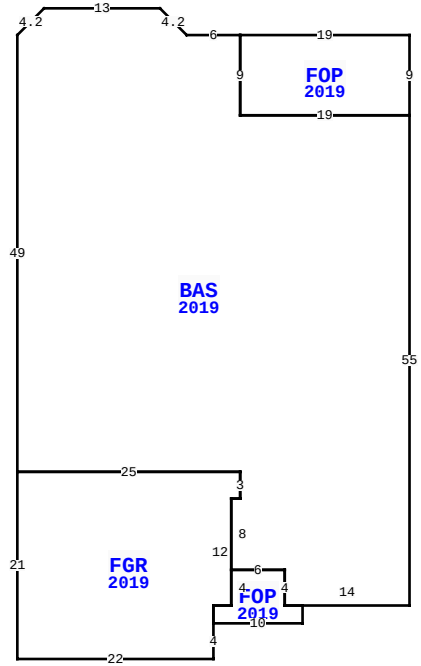
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,306	100	2019	2,306	398,914
FGR	495	55	2019	272	47,053
FOP	44	30	2019	13	2,248
FOP	171	30	2019	51	8,822
TOTALS	3,016			2,642	457,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,642	107.4336	178.34	471,174	2019	2019	0	0	0	3.00	97.00

1 SFR CUST 100% - 2020 Heated Area: 2306 HX Base Yr 2020



95034 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		457,039
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		592,039
SOH/AGL Deduction		242,033
ASSESSED VALUE		350,006
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		298,595
TOTAL JUST VALUE		592,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		601,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1806178	CO ISSUED	0	05/02/2019
B1806178	NEW CONSTR	301,179	06/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2819/907	9/10/2025	QC	U	I	11	100
GRANTOR: COTTLE DEBRA & STANLE						
GRANTEE: COTTLE STANLEY HOWA						
2286/0279	6/27/2019	WD	Q	I	02	389,900
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: COTTLE DEBRA & STAN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W19 BAS=[YR=2019] W6 U3 L3 W13 D3 L3 S49 FGR=[YR=2019] S21 E22 N4 FOP=[YR=2019] E10 N2 W2 N4 W6 S4 W2 S2$ N2 E2 N12 E1 N3 W25$ E25 S3 W1 S8 E6 S4 E14 N55 W19 N9$ S9 E19 N9$.

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS