LOT 132
AMELIA NATIONAL #1 PB 7/48

MARTINS DENISE & J CHRISTOPHER
95140 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0132-0000

BUILDING CHARACTERISTICS

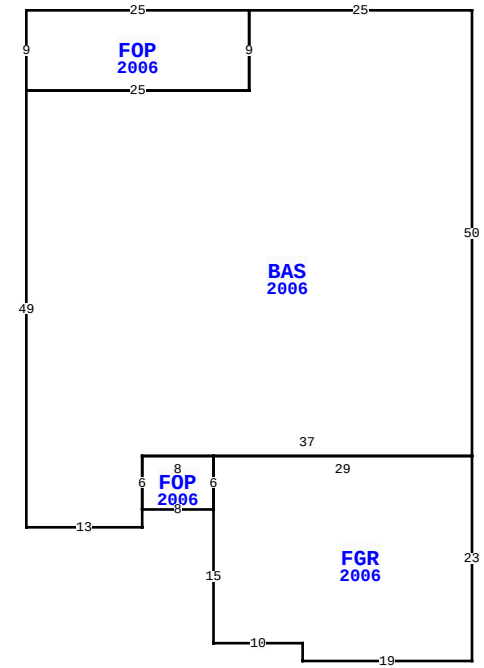
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,379	100	2006	2,379	317,955
FGR	647	55	2006	356	47,579
FOP	48	30	2006	14	1,872
FOP	225	30	2006	68	9,088
TOTALS	3,299			2,817	376,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,817	106.2480	147.68	416,015	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2022 Heated Area: 2379 HX Base Yr 2022



95140 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		376,494
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		514,574
SOH/AGL Deduction		14,932
ASSESSED VALUE		499,642
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		448,231
TOTAL JUST VALUE		514,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12077	H/AC	0	09/01/2006
C16195	CO ISSUED	240,000	08/01/2006
E17927	NEW CONSTR	2,000	08/01/2006
P11449	NEW CONSTR	0	08/01/2006
R08320	REPAIR/RRF	5,000	10/01/2005
B16195	NEW CONSTR	240,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2423/0441	1/04/2021	WD	Q	I	01	355,500
GRANTOR: BAUER MICHAEL						
GRANTEE: MARTINS DENISE & J						
2124/1657	6/01/2017	WD	Q	I	01	290,000
GRANTOR: JUCKETT NATHANAEL CLA						
GRANTEE: BAUER MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 FOP=[YR=2006] W25 S9 E25 N9$ S9 W25 S49 E13 N2 FOP=[YR=2006] E8 FGR=[YR=2006] S15 E10S2 E19 N23 W29S6$ N6W8S6$N6E37 N50$.

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
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	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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