LOT 135
IN OR 1542/655
AMELIA NATIONAL #1 PB 7/48

MCTAGUE JOHN P & ADRIANA B
95172 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0135-0000

BUILDING CHARACTERISTICS

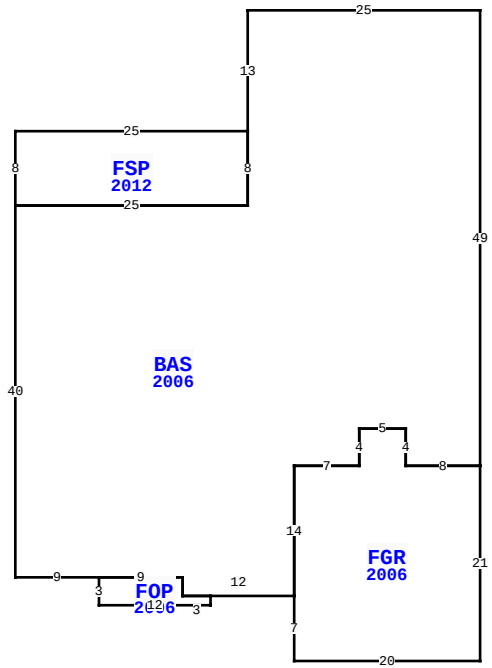
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,289	100	2006	2,289	306,733
FGR	440	55	2006	242	32,429
FOP	30	30	2006	9	1,206
FSP	200	40	2012	80	10,721
TOTALS	2,959			2,620	351,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,620	106.5216	148.07	387,943	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2009 Heated Area: 2289 HX Base Yr 2009



95172 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		351,088
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		486,088
SOH/AGL Deduction		280,931
ASSESSED VALUE		205,157
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,746
TOTAL JUST VALUE		486,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103804	ROOF	0	03/29/2021
E16740	NEW CONSTR	1,900	02/01/2006
M11039	H/AC	0	02/01/2006
P10418	NEW CONSTR	0	12/01/2005
C16594	CO ISSUED	300,000	11/01/2005
R08569	REPAIR/RRF	3,000	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2003/1820	9/16/2015	SW	U	V	11	100
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: WEEKLEY HOMES LP						
1542/0655	12/21/2007	WD	Q	I		265,000
GRANTOR: WEEKLEY HOMES LP						
GRANTEE: MCTAGUE JOHN P & AD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 S13 FSP=[YR=2012] W25 S8 E25 N8$ S8 W25 S40 E9 FOP=[YR=2006] S3 E12 N1 W3 N2 W9$ E9 S2 E12 FGR=[YR=2006] S7 E20 N21 W8 N4W5S4W7 S14$ N14 E7 N4 E5 S4 E8 N49$.

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