LOT 136
AMELIA NATIONAL #1 PB 7/48

WELCH MICHAEL S & KELLY A
95184 BERMUDA DR
FERNANDINA BEACH, FL 32034

**2026**

**26-2N-28-006A-0136-0000**

## NASSAU COUNTY PROPERTY



### 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 | 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 |

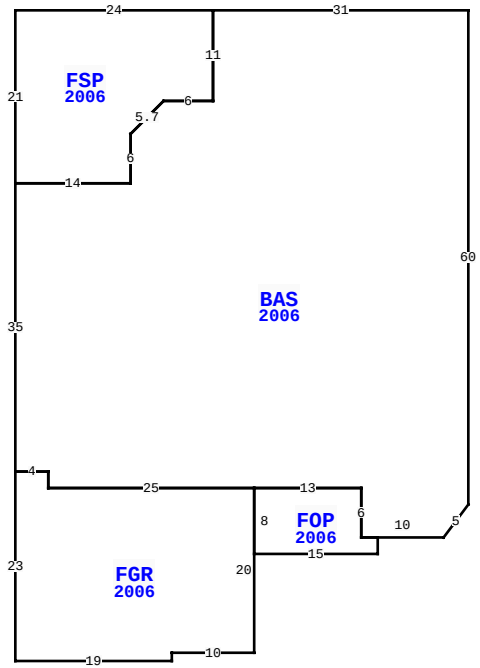
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,842 | 100 | 2006 | 2,842 | 355,889 |
| FGR | 607 | 55 | 2006 | 334 | 41,825 |
| FOP | 108 | 30 | 2006 | 32 | 4,007 |
| FSP | 412 | 40 | 2006 | 165 | 20,662 |
| TOTALS | 3,969 | | | 3,373 | 422,383 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,373 | 99.5486 | 138.37 | 466,722 | 2006 | 2006 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SNGL FAM 100% - 2021 Heated Area: 2842 HX Base Yr 2021




95184 BERMUDA DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 422,383 |
| TOTAL MARKET OB/XF VALUE | | 3,080 |
| TOTAL LAND VALUE - MARKET | | 135,000 |
| TOTAL MARKET VALUE | | 560,463 |
| SOH/AGL Deduction | | 172,635 |
| ASSESSED VALUE | | 387,828 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 336,417 |
| TOTAL JUST VALUE | | 560,463 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 570,686 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E17611 | NEW CONSTR | 2,000 | 07/01/2006 |
| M11730 | H/AC | 0 | 07/01/2006 |
| P0611233 | NEW CONSTR | 0 | 06/01/2006 |
| C16198 | CO ISSUED | 240,000 | 10/01/2005 |
| B16198 | NEW CONSTR | 240,000 | 10/01/2005 |
| R08323 | REPAIR/RRF | 5,000 | 10/01/2005 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2360/1711 | 5/07/2020 | WD | Q | I | 02 | 412,000 |
| GRANTOR: DYKES ROBERT G & VIRG | | | | | | |
| GRANTEE: WELCH MICHAEL S & K | | | | | | |
| 1464/0589 | 12/08/2006 | WD | Q | I | | 430,000 |
| GRANTOR: MORRISON HOMES INC | | | | | | |
| GRANTEE: DYKES ROBERT G & VI | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2006] W31 FSP=[YR=2006] W24 S21 E14N6 U4 R4 E6N11$ S11W6 D4 L4 S6 W14 S35 FGR=[YR=2006] S23E19N1E10 N20W25N2W4$E4S2E25FOP=[YR=2006] S8 E15N2W2N6W13$ E13S6E10 U4 R3 N60$.

### 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