

BELTRAN ADRIAN M & ANN B
95232 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0140-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur08

WD FR STUC 100 IRREGULAR 100

Roof Cover Interior Wall Interior Floop Interior Floo Air Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy

030511140304
COMP SHNGL 100 DRYWALL 100 CLAY TILE 60 CARPET 40 CENTRAL 100 AIR DUCTED 100
3 100 2 100 WOOD FRAME 100
1. 1. 100 0 100 NONE 100

TOTALS

3,836

3,191

512,891

EXTRA FEATURES

L N 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

30500FP-PRE FAB0100001.00UT3,500.003,500.00100201820183973,395

40911SCRN RM A01001710170.00SF18.0018.00100201820183742,264

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1000134CRES POND100PUD0.000.001.00LT1.001.001.00135,000.00135,000.00135,000

REVIEW DATE01/01/2023BYCD

Total Acres: 0.00Total Land Value: 135,000Market: 0Agricultural: 0Common: 135,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCT NORM % COND

0500013,191100.3352166.56531,49320182018003.5096.50

1 SFR CUST100% - 2019Heated Area: 2740HX Base Yr 2019

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE512,891TOTAL MARKET OB/XF VALUE5,659TOTAL LAND VALUE - MARKET135,000TOTAL MARKET VALUE653,550SOH/AGL Deduction251,620ASSESSED VALUE401,930TOTAL EXEMPTION VALUEHX HB51,411BASE TAXABLE VALUE350,519TOTAL JUST VALUE653,550NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE665,572

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2239/141011/28/2018WDQI01452,000

GRANTOR: RIVERSIDE HOMES OF NGRANTEE: BELTRAN ADRIAN M & 2145/11249/07/2017SWUV37111,000GRANTOR: WEEKLEY HOMES LLC F/K GRANTEE: RIVERSIDE HOMES OF

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 PTO=[YR=2018] N10 W17 S10 E17\$ FOP=[YR=2018] W17 S13 E14 U3 R3 N10\$ S10 D3 L3 W14 N13 L3 U3 W9 D3 L3 S68 E10 FOP=[YR=2018] S6 E9 N1 FGR=[YR=2018] E11 S1 E20 N21 W32 S20 E1\$ W1 N5 W8\$ E8 N15 E32 N53\$.