



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 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	2,379	100	2006	2,379	330,528
FGR	566	55	2006	311	43,209
FOP	116	30	2006	35	4,863
FOP	168	30	2006	50	6,947
PTO	260	5	2010	13	1,806
TOTALS	3,489			2,788	387,353

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0911	SCRN RM A	0	100	10	26	260.00	SF	18.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,788	110.4432	153.52	428,014	2006	2006	0	0	9.50	90.50
1 SNGL FAM 100% - 2011 Heated Area: 2379 HX Base Yr											
95272 BERMUDA DR, FERNANDINA BEACH											

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

LAND DESCRIPTION										TOTAL OB/XF 4,718									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				387,353	
TOTAL MARKET OB/XF VALUE				4,718	
TOTAL LAND VALUE - MARKET				135,000	
TOTAL MARKET VALUE				527,071	
SOH/AGL Deduction				22,264	
ASSESSED VALUE				504,807	
TOTAL EXEMPTION VALUE		13		504,807	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				527,071	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				533,507	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23236	XFOB	9,846	01/01/2010
M11728	H/AC	0	07/01/2006
P0611260	NEW CONSTR	0	06/01/2006
C16411	CO ISSUED	240,000	10/01/2005
R08453	REPAIR/RRF	5,000	10/01/2005
B16411	NEW CONSTR	240,000	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2646/1616	6/08/2023	LE	U	I	11
GRANTOR: HELD WILLIAM G & SARA					
GRANTEE: HOFFMAN MICHELE					
1462/1582	12/04/2006	WD	Q	I	
GRANTOR: MORRISON HOMES INC					
GRANTEE: HELD WILLIAM G & SA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W17PT0=[YR=2010] N10 W26 S10 E26\$ W5 FOP=[YR=2006] W21 D6 R6 S4 E15N10\$S10W15N4 L6 U6 W7 S58 E10 FOP=[YR=2006] S6E11N2E8 FGR=[YR=2006] S7E21 N26W11N3W8S5W2S17\$ N4W11 N3W6S3W2\$ E2N3E6S3E11 N13E2N5 E8S3E11 N43\$.									