LOT 133
AMELIA NATIONAL #1 PB 7/48

ZEMBER DAVID W & TRICIA GODBEE
95150 BERMUDA DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0133-0000

BUILDING CHARACTERISTICS

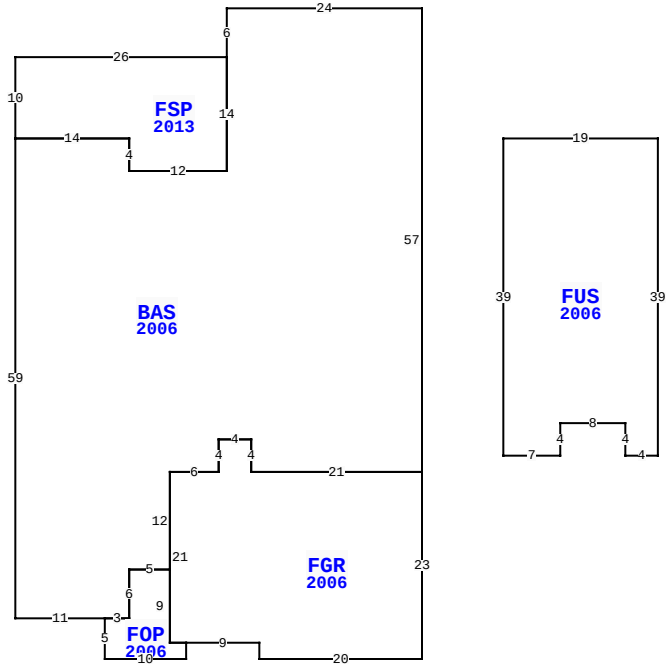
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,682	100	2,682	372,139
FGR	707	55	389	53,975
FOP	74	30	22	3,053
FSP	308	40	123	17,067
FUS	709	100	709	98,377
TOTALS	4,480		3,925	544,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,925	105.8400	150.82	591,968	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2023 Heated Area: 3391 HX Base Yr 2023



95150 BERMUDA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		544,611
TOTAL MARKET OB/XF VALUE		6,641
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		666,252
SOH/AGL Deduction		0
ASSESSED VALUE		666,252
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		616,252
TOTAL JUST VALUE		666,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		537,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17053	NEW CONSTR	2,200	04/01/2006
M11300	H/AC	0	03/01/2006
P10766	NEW CONSTR	0	02/01/2006
C16923	CO ISSUED	300,000	01/01/2006
R08783	REPAIR/RRF	5,000	01/01/2006
B16923	NEW CONSTR	300,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2564/1334	5/20/2022	WD	Q	I	01	710,000
GRANTOR: SUMNER VANCE H & DAWN						
GRANTEE: ZEMBER DAVID W & TR						
2003/1820	9/16/2015	SW	U	V	11	100
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: WEEKLEY HOMES LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W24S6 FSP=[YR=2013] W26S10 E14S4E12N14$ S14W12N4W14 S59 E11 FOP=[YR=2006] S5E10N2 FGR=[YR=2006] E9 S2E20N23W21N4W4S4W6S21E2$W2N9 W5S6W3$ E3N6E5N12E6N4E4S4E21 N57$ PTR=S16E10 FUS=[YR=2006] E19S39 W4N4W8S4W7N39$ W10N16$.

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	0810	CONCRETE A	0	100	43	27	1,161.00	SF	6.50	6.50	100	2006	2006	3	88	6,641	

LAND DESCRIPTION

TOTAL OB/XF 6,641

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	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 04/30/2018 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS