LOT 17
LANCEFORD CREEK PLANTATION
PB 5/110-111

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

2024

46-3N-28-5100-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

96063 LANCEFORD LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	325,000
SOH/AGL Deduction	0
ASSESSED VALUE	325,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,000
TOTAL JUST VALUE	325,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230011724	20X20 MTL CPT	2,600	09/14/2023
230007215	HTD4791 G1061 P81	899,494	06/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2551/1045	3/31/2022	WD	Q	V	01	372,500
GRANTOR: TOLBERT KIRK L &						
GRANTEE: ZEMBER DAVID WALTER						
2212/1882	7/24/2018	WD	Q	I	02	250,000
GRANTOR: CURY NEAL G JR & ROMA						
GRANTEE: TOLBERT KIRK L & ME						

BUILDING NOTES

BUILDING DIMENSIONS

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	000130	C	SFR WATER	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 08/06/2024 BY SYS