LOT 133
AMELIA NATIONAL #1 PB 7/48

ZEMBER DAVID W & TRICIA GODBEE
96063 LANCEFORD LN
FERNANDINA BEACH, FL 32034

2025

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

BUILDING CHARACTERISTICS

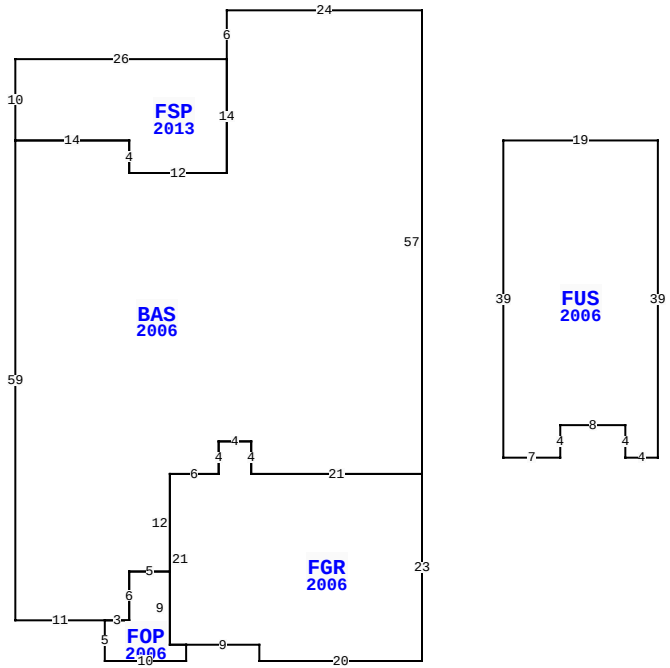
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,682	100	2006	2,682	340,979
FGR	707	55	2006	389	49,456
FOP	74	30	2006	22	2,797
FSP	308	40	2013	123	15,637
FUS	709	100	2006	709	90,139
TOTALS	4,480			3,925	499,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,925	105.8400	139.71	548,362	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 2025 Heated Area: 3391 HX Base Yr



95150 BERMUDA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	499,009
TOTAL MARKET OB/XF VALUE	6,490
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	640,499
SOH/AGL Deduction	0
ASSESSED VALUE	640,499
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	640,499
TOTAL JUST VALUE	640,499
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	646,704

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	0	43	27	1,161.00	SF	6.50	6.50	100	2006	2006	3	86	6,490	

LAND DESCRIPTION

TOTAL OB/XF 6,490

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS