

LOT 18
IN OR 1508/594
NORTH HAMPTON PHASE 1 PB 6/215

DICE ROBERT G & PATRICIA A
86090 REMSENBURG DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0018-0000



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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,941	100	1,941	239,639
FGR	453	55	249	30,742
FOP	25	30	8	987
FOP	239	30	72	8,889
FUS	360	100	360	44,447
PTO	390	5	20	2,470

TOTALS	3,408		2,650	327,174
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	722.00	SF	5.20	
3	0462	ST/AL FNC	0 100	0	0	696.00	SF	10.00	
4	0910	SCRN RM L	0 100	0	0	390.00	SF	15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00

REVIEW DATE 12/06/2019 BY DJA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,650	115.5168	137.18	363,527	2002	2002	0	0	10.00	90.00
1 SNGL FAM - 100% - 2022 Heated Area: 2301 HX Base Yr 2022											
86090 REMSENBURG DR, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE XF DATE 01/15/2008 RK LAND DATE INC DATE AG DATE											

TOTAL OB/XF											
11,828											

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11,828											

Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		327,174	
TOTAL MARKET OB/XF VALUE		11,828	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		444,002	
SOH/AGL Deduction		79,596	
ASSESSED VALUE		364,406	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		314,406	
TOTAL JUST VALUE		444,002	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		353,792	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17921	NEW CONSTR	5,600	10/31/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1508/0594	6/26/2007	WD Q	I		
GRANTOR: FERRY DOUGLAS W & PAT					SALE PRICE
GRANTEE: DICE ROBERT G & PAT					334,000
GRANTOR: DALE STEPHANIE J					
GRANTEE: FERRY DOUGLAS W & P					

BUILDING NOTES									
BUILDING DIMENSIONS									
PTO=[YR=2007] W26 S15 BAS=[YR=2007] W2 U3 L3 W6 D3 L3 S61 D3 R3 E9 U3 R3 N5FOP=[YR=2002] E5 FGR=[YR=2002] S14 E20 N24 W11 S3 W9 S7 \$ N5 W5 S5 \$ N5 E5 N2 E9 N3 E11 N36 FOP=[YR=2002] N10 W26 S10 E16 U3 R3 E4 D3 R3 \$ U3 L3 W4 D3 L3 W16 N10 \$ E26 N15 \$ PTR= E30 FUS=[YR=2002] E15 S24 W15 N24 \$ W30 \$.									

OTHER ADJUSTMENTS AND NOTES									

PRINTED 08/02/2023 BY SYS