LOT 21
NORTH HAMPTON PHASE 1 PB 6/215

ROSE TANNER JAMES & MELINDA JANE
86126 REMSENBURG DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0021-0000

BUILDING CHARACTERISTICS

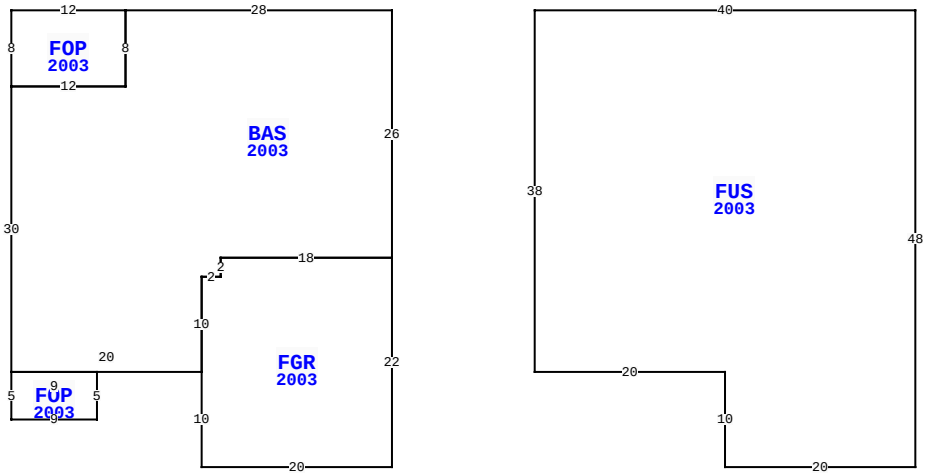
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,188	100	1,188	142,948
FGR	436	55	240	28,878
FOP	45	30	14	1,685
FOP	96	30	29	3,490
FUS	1,720	100	1,720	206,963
TOTALS	3,485		3,191	383,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,191	107.2260	127.33	406,310	2003	2011	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2023 Heated Area: 2908 HX Base Yr 2023



86126 REMSENBURG DR, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		383,963
TOTAL MARKET OB/XF VALUE		7,778
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		496,741
SOH/AGL Deduction		0
ASSESSED VALUE		496,741
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		446,741
TOTAL JUST VALUE		496,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001356	REPAIR/RRF	9,950	01/24/2022
B0210014	NEW CONSTR	230,000	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2538/1637	2/03/2022	WD	Q	I	01	500,000
GRANTOR: INCOAST GROUP LLC						
GRANTEE: ROSE TANNER JAMES &						
2495/0610	8/23/2021	TD	Q	I	01	350,000
GRANTOR: DAVIDSON ROBERT A & S						
GRANTEE: INCOAST GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W28 FOP=[YR=2003] W12 S8 E12 N8 $ S8 W12 S30 FOP=[YR=2003] S5 E9 N5 W9 $ E20 FGR=[YR=2003] S10 E20 N22 W18 S2 W2 S10 $ N10 E2 N2 E18 N26 $ PTR= E15 FUS=[YR=2003] E40 S48 W20 N10 W20 N38 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20	5.20	100	2003	2003	3	84	2,970	
3	0462	ST/AL FNC	0	100	0	0	432.00	SF	10.00	10.00	100	2004	2004	3	40	1,728	

LAND DESCRIPTION

TOTAL OB/XF 7,778

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	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 03/17/2022 BY NW Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS