

LOT 30
IN OR 1043/1200
NORTH HAMPTON PHASE 1 PB 6/215

DIJON LAURENT & LAURENCE M
86149 REMSENBURG DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0030-0000



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 90
Interior Floo	11	CLAY TILE 10
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
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100	1,746	211,930
FGR	468	55	257	31,194
FOP	53	30	16	1,942
FOP	143	30	43	5,220
FUS	400	100	400	48,552

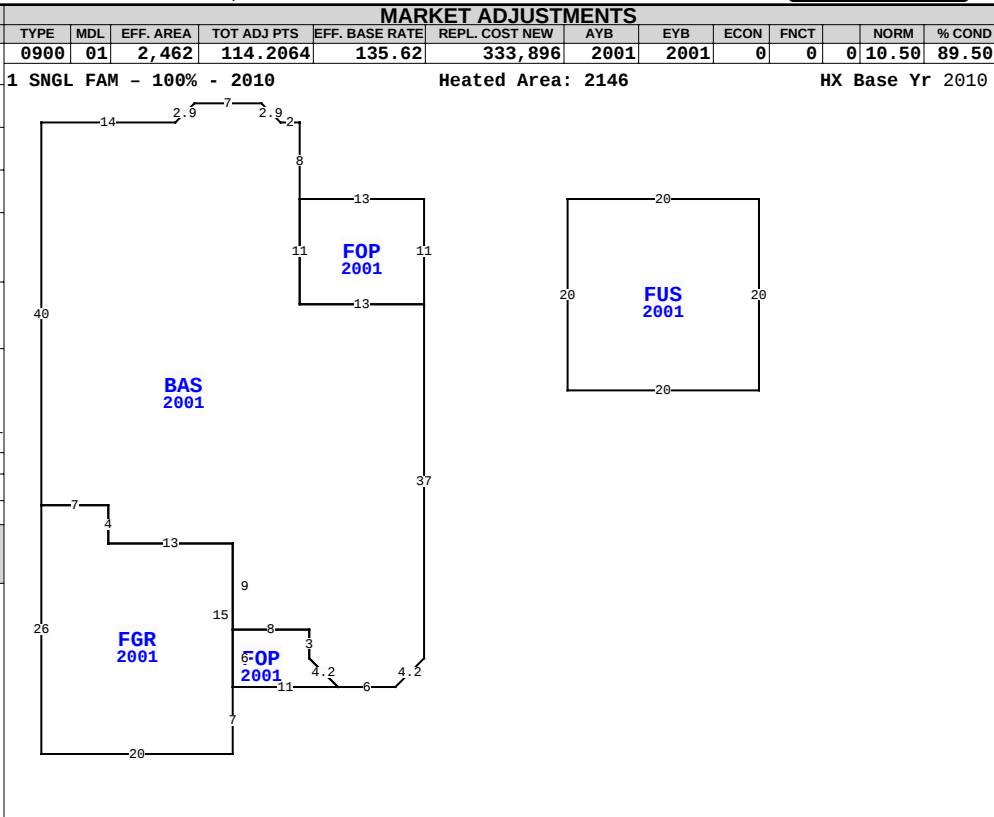
TOTALS	2,810		2,462	298,837
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EXTRA FEATURES

L N	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	2001	2001	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	807.00	SF	5.20	5.20	100	2001	2001	3	82	3,441	
3	0861	POOL GUNIT	0	100	0	0	410.00	SF	85.00	85.00	100	2002	2002	3	32	11,152	
4	0845	KOOL DECK	0	100	0	0	737.00	SF	7.25	7.25	100	2002	2002	3	83	4,435	
5	0910	SCRN RM L	0	100	0	0	1,147.00	SF	15.00	15.00	100	2002	2002	3	21	3,613	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							



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

86149 REMSENBURG DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		298,837
TOTAL MARKET OB/XF VALUE		25,651
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		451,988
SOH/AGL Deduction		238,956
ASSESSED VALUE		213,032
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,032
TOTAL JUST VALUE		451,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001043	REMODEL	17,000	01/25/2023
B0209763	SWIM POOL	8,492	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1043/1200	3/14/2002	WD	Q	I		190,000

GRANTOR: BEAZER HOMES CORP						
GRANTEE: DIJON LAURENT & LAU						
0977/0498	3/22/2001	WD	U	V	19	666,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: BEAZER HOMES CORP						

BUILDING NOTES

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BUILDING DIMENSIONS

FOP=[YR=2001] W13 BAS=[YR=2001] N8 W2 U2 L2 W7 D2 L2
W14 S40 FGR=[YR=2001] S26 E20 N7 FOP=[YR=2001] E11 U3 L3
N3 W8 S6\$ N15 W13 N4 W7 \$ E7 S4 E13 S9 E8 S3 D3 R3 E6 U3
R3 N37 W13 N11 \$ S11 E13 N11 \$ PTR= E15 FUS=[YR=2001] E20
S20 W20 N20 \$ W15 \$.