LOT 32
IN OR 1041/775
NORTH HAMPTON PHASE 1 PB 6/215

GOING PAUL J & KERRIN P
86121 REMSENBURG DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0032-0000

BUILDING CHARACTERISTICS

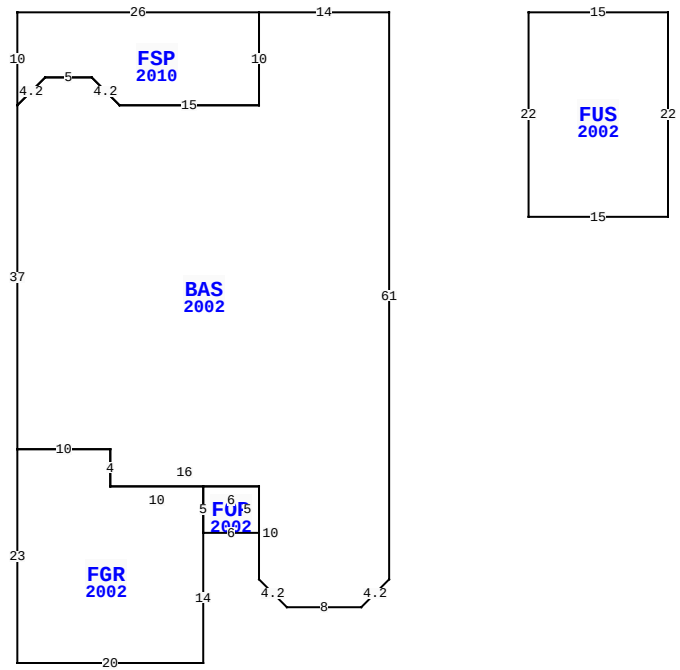
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,937	100	1,937	245,789
FGR	420	55	231	29,312
FOP	30	30	9	1,142
FSP	236	40	94	11,928
FUS	330	100	330	41,874
TOTALS	2,953		2,601	330,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,601	115.5168	137.18	356,805	2002	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2003 Heated Area: 2267 HX Base Yr 2003



86121 REMSENBURG DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		330,045
TOTAL MARKET OB/XF VALUE		5,924
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		463,469
SOH/AGL Deduction		259,249
ASSESSED VALUE		204,220
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,220
TOTAL JUST VALUE		463,469
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015513	H/AC	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1041/0775	3/05/2002	WD	Q	I		203,300
GRANTOR: BEAZER HOMES CORP						
GRANTEE: GOING PAUL & KERRIN						
0999/0618	7/25/2001	WD	U	V	19	35,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: BEAZER HOMES CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 FSP=[YR=2010] W26 S10 U3 R3 E5 D3 R3 E15 N10 $ S10 W15 U3 L3 W5 D3 L3 S37 FGR=[YR=2002] S23 E20 N14 FOP=[YR=2002] E6 N5 W6 S5 $ N5 W10 N4 W10 $ E10 S4 E16 S10 D3 R3 E8 U3 R3 N61$ PTR= E15 FUS=[YR=2002] E15 S22 W15 N22 $ W15 $.

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	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	667.00	SF	5.20	5.20	100	2002	2002	3	83	2,879	

LAND DESCRIPTION

TOTAL OB/XF 5,924

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS