LOT 37
NORTH HAMPTON PHASE 1 PB 6/215

ROHLING SCOTT T &/BRITO SUSAN E
86071 REMSENBURG DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0037-0000

NASSAU COUNTY PROPERTY

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		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

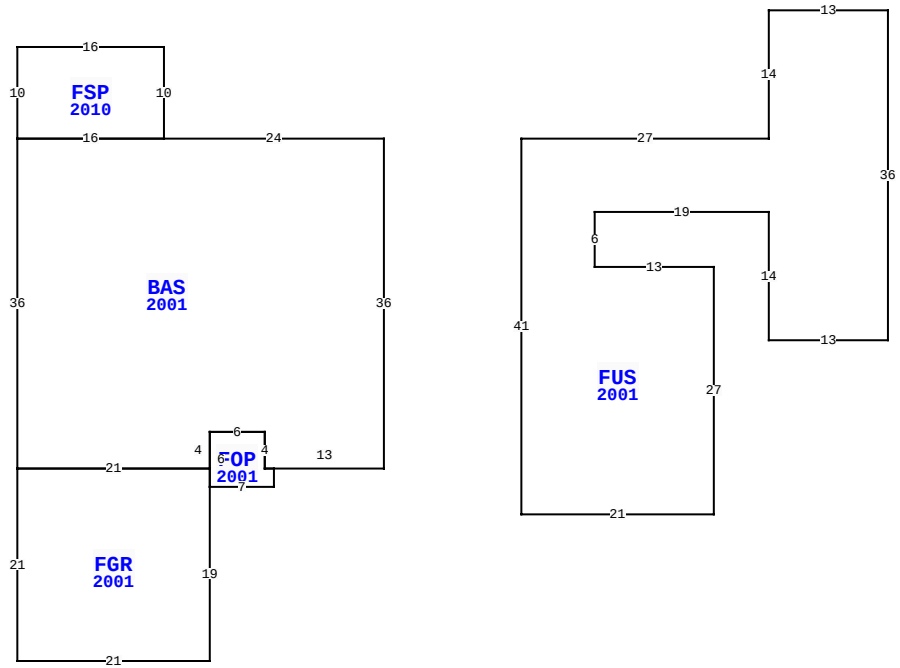
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	1,416	166,602
FGR	441	55	243	28,591
FOP	38	30	11	1,294
FSP	160	40	64	7,530
FUS	1,299	100	1,299	152,836
TOTALS	3,354		3,033	356,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,033	110.7036	131.46	398,718	2001	2001	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2022 Heated Area: 2715 HX Base Yr 2022



86071 REMSENBURG DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		356,853
TOTAL MARKET OB/XF VALUE		7,631
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		491,984
SOH/AGL Deduction		100,199
ASSESSED VALUE		391,785
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		341,785
TOTAL JUST VALUE		491,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2474/1747	6/28/2021	WD	Q	I	01	371,300
GRANTOR: BOKOWY CHRISTOPHER A						
GRANTEE: ROHLING SCOTT T & S						
1200/1589	1/09/2004	WD	U	I	21	273,000
GRANTOR: MCALLISTER MEGAN & LE						
GRANTEE: BOKOWY CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 FSP=[YR=2010] N10 W16 S10 E16 $ W16 S36 FGR=[YR=2001] S21 E21 N19 FOP=[YR=2001] E7N2 W1 N4 W6 S6$N2 W21 $ E21 N4 E6 S4 E13 N36 $ PTR= E15 FUS=[YR=2001] E27 N14 E13 S36 W13 N14 W19 S6 E13 S27W21 N41 $ 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	2001	2001	3	86	3,010	
2	0810	CONCRETE A	0	100	0	0	867.00	SF	6.50	6.50	100	2001	2001	3	82	4,621	

LAND DESCRIPTION

TOTAL OB/XF 7,631

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	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