



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	16	WD FR STUC 100	0900	01	2,604	113.8032	142.25	370,419	2001	2004	0	0	0	9.50	90.50	VALUATION BY STANDARD										
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 0% - 0													Heated Area: 2244										
Roof Cover	03	COMP SHNGL 100														HX Base Yr										
Interior Wall	05	DRYWALL 100																								
Interior Floor	14	CARPET 70																								
Interior Floor	11	CLAY TILE 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		4 100																								
Bathrooms		2 100																								
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	1,908	100	1,908	245,629																						
FGR	464	55	255	32,828																						
FOP	30	30	9	1,158																						
FSP	239	40	96	12,359																						
FUS	336	100	336	43,255																						
TOTALS			2,977		2,604	335,229																				
EXTRA FEATURES			86156 REMSENBURG DR, FERNANDINA BEACH																							
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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975										
2	0812	CONCRETE C	0	0	0	0	831.00	SF	4.00	4.00	100	2001	2001	3	80	2,659										
3	0855	CONC PAVER	0	0	0	0	500.00	SF	10.00	10.00	100	2021	2021	3	99	4,950										
TOTAL OB/XF 10,584																										
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									
1	000141	C	SFR GOLF B	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000									
REVIEW DATE 05/05/2022 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/06/2024 BY SYS																										

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2438/0839	2/26/2021	WD	Q	I	01	355,000

GRANTOR: CONE PAULA ANN

GRANTEE: WARREN JACK W & PAM

2397/0847	10/01/2020	WD	Q	I	01	339,000
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GRANTOR: WISEMAN EVAN L & KATH

GRANTEE: CONE PAULA ANN

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2010] W26 BAS=[YR=2001] W1 U2 L2 W7 D2 L2 W2 S61 D3 R3 E8 U3 R3 N5 FOP=[YR=2001] E6 FGR=[YR=2001] S14 E20 N25 W11 S4 W9 S7 \$ N5 W6 S5 \$ N5 E6 N2 E9 N4 E11 N35 U3 L3 W4 D3 L3 W16 N10 \$ S10 E16 U3 R3 E4 D3 R3 N10 \$ PTR=E15 FUS=[YR=2001] E14 S24 W14 N24 \$ W15 \$.