

LOT 27
IN OR 2116/43
NORTH HAMPTON PHASE 1 PB 6/215

JENSEN RONALD E & PATRICIA O
86190 REMSENBURG DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0027-0000



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	1,189	100	1,189	148,724
FGR	436	55	240	30,020
FOP	96	30	29	3,628
FOP	140	30	42	5,253
FUS	1,720	100	1,720	215,143
TOTALS	3,581		3,220	402,768

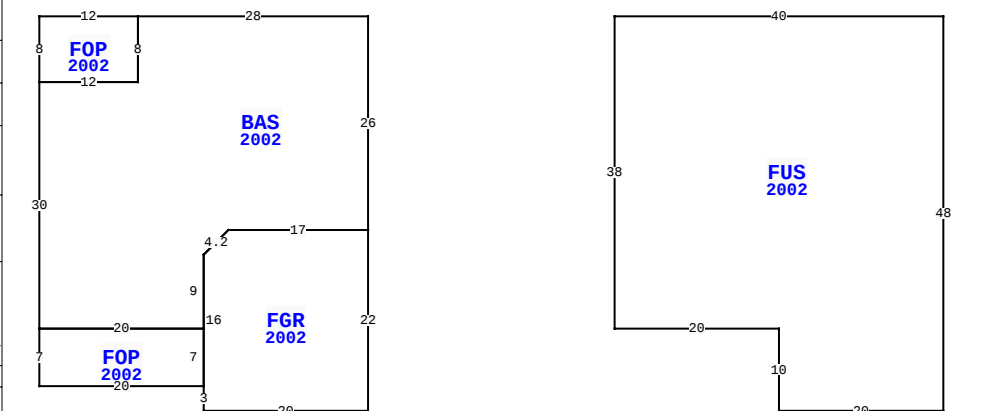
EXTRA FEATURES

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	100	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0		676.00	SF 5.20	100	2002	2002	3	82	2,882	
3	0462	ST/AL FNC	0	100	0	0		648.00	SF 10.00	100	2004	2004	3	36	2,333	

LAND DESCRIPTION			TOTAL OB/XF 8,225													
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
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

REVIEW DATE 11/20/2020 BY NWX

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,220	108.7716	135.96	437,791	2002	2007	0	0	8.00	92.00
1 SNGL FAM - 100% - 2018											
Heated Area: 2909											
HX Base Yr 2018											



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

86190 REMSENBURG DR, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		402,768			
TOTAL MARKET OB/XF VALUE		8,225			
TOTAL LAND VALUE - MARKET		105,000			
TOTAL MARKET VALUE		515,993			
SOH/AGL Deduction		193,351			
ASSESSED VALUE		322,642			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		272,642			
TOTAL JUST VALUE		515,993			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		498,287			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007327	REPAIR/RRF	13,000	09/02/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2116/0043	4/25/2017	WD Q	Q	I	01
GRANTOR: ULLAH FARID & SUSAN C					SALE PRICE
GRANTEE: JENSEN RONALD E & P					272,000
1343/1182	8/19/2005	TD Q	Q	I	
GRANTOR: WAGNER PAUL J JR TRUS					312,000
GRANTEE: ULLAH FARID & SUSAN					

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2002] W28 FOP=[YR=2002] W12 S8 E12 N8 \$ S8 W12 S30
FOP=[YR=2002] S7 E20 FGR=[YR=2002] S3 E20 N22 W17 D3 L3
S16 \$ N7 W20 \$ E20 N9 U3 R3 E17 N26 \$ PTR= E30
FUS=[YR=2002] E40 S48 W20 N10 W20 N38 \$ W30 \$.