LOT 28
IN OR 2153/1803
NORTH HAMPTON PHASE 1 PB 6/215

QUARELLA STEVEN JOHN/MERINO SUZANNE L
86192 REMSENBURG DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

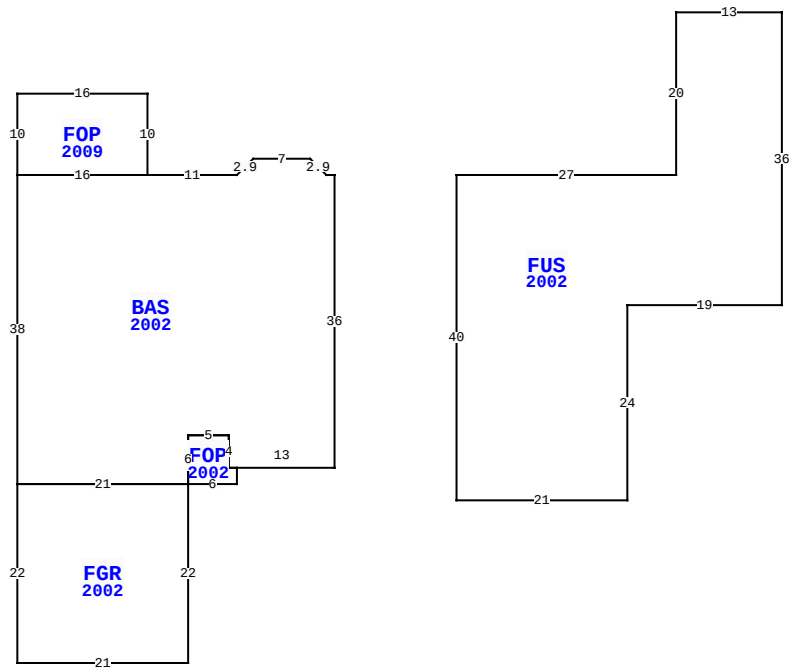
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,444	100	1,444	177,275
FGR	462	55	254	31,183
FOP	32	30	10	1,228
FOP	160	30	48	5,893
FUS	1,404	100	1,404	172,365
TOTALS	3,502		3,160	387,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,160	109.7376	137.17	433,457	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2018 Heated Area: 2848 HX Base Yr 2018



86192 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		387,944
TOTAL MARKET OB/XF VALUE		34,573
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		527,517
SOH/AGL Deduction		140,465
ASSESSED VALUE		387,052
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		337,052
TOTAL JUST VALUE		527,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2153/1803	10/25/2017	WD	Q	I	02	373,000
GRANTOR: WHITE WENDY E & MATTH						
GRANTEE: QUARELLA STEVEN JOH						
1993/1905	7/20/2015	WD	Q	I	01	395,700
GRANTOR: HERFY JAMES & CHARLEN						
GRANTEE: WHITE WENDY E & MAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W1 U2 L2 W7 D2 L2 W11 FOP=[YR=2009] N10 W16 S10 E16 $ W16 S38 FGR=[YR=2002] S22 E21 N22 W21 $ E21 FOP=[YR=2002] E6 N2 W1 N4 W5 S6 $ N6 E5 S4 E13 N36 $ PTR= E15 FUS=[YR=2002] E27 N20 E13 S36 W19 S24 W21 N40 $ 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	0811	CONCRETE B	0	100	0	0	627.00	SF	5.20	5.20	100	2002	2002	3	82	2,674	
2	0462	ST/AL FNC	0	100	0	0	1,104.00	SF	10.00	10.00	100	2002	2002	3	30	3,312	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2002	2002	3	58	348	
4	0910	SCRN RM L	0	100	0	0	1,170.00	SF	15.00	15.00	100	2005	2005	3	24	4,212	
5	0845	KOOL DECK	0	100	0	0	576.00	SF	7.25	7.25	100	2005	2005	3	86	3,591	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	24	240	
7	0861	POOL GUNIT	0	100	0	0	594.00	SF	85.00	85.00	100	2005	2005	3	40	20,196	

LAND DESCRIPTION

TOTAL OB/XF 34,573

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	000141	C	SFR GOLF B	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 04/07/2021 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/06/2024 BY SYS