

LOT 30
IN OR 1043/1200
NORTH HAMPTON PHASE 1 PB 6/215

DIJON LAURENT & LAURENCE M
86149 REMSENBURG DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0030-0000



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 90
Interior Floo	11	CLAY TILE 10
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
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100	1,746	221,841
FGR	468	55	257	32,653
FOP	53	30	16	2,033
FOP	143	30	43	5,464
FUS	400	100	400	50,823

TOTALS	2,810		2,462	312,813
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	807.00	SF	5.20	5.20	
3	0861	POOL GUNIT	0	100	0	0	410.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	737.00	SF	7.25	7.25	
5	0910	SCRN RM L	0	100	0	0	1,147.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,462	114.2064	142.76	351,475	2001	2001		0	0	11.00	89.00	
1 SNGL FAM - 100% - 2010													
Heated Area: 2146													
HX Base Yr 2010													

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

86149 REMSENBURG DR, FERNANDINA BEACH													
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TOTAL OB/XF													
24,261													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		312,813	
TOTAL MARKET OB/XF VALUE		24,261	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		464,574	
SOH/AGL Deduction		245,151	
ASSESSED VALUE		219,423	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		169,423	
TOTAL JUST VALUE		464,574	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		451,988	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001043	REMODEL	17,000	01/25/2023
B0209763	SWIM POOL	8,492	06/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1043/1200	3/14/2002	WD	Q	I		190,000	
GRANTOR: BEAZER HOMES CORP							
GRANTEE: DIJON LAURENT & LAU							
0977/0498	3/22/2001	WD	U	V	19	666,000	
GRANTOR: NORTH HAMPTON LLC							
GRANTEE: BEAZER HOMES CORP							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2001] W13 BAS=[YR=2001] N8 W2 U2 L2 W7 D2 L2 W14 S40 FGR=[YR=2001] S26 E20 N7 FOP=[YR=2001] E11 U3 L3 N3 W8 S6\$ N15 W13 N4 W7 \$ E7 S4 E13 S9 E8 S3 D3 R3 E6 U3 R3 N37 W13 N11 \$ S11 E13 N11 \$ PTR= E15 FUS=[YR=2001] E20 S20 W20 N20 \$ W15 \$.											