

LOT 31
IN OR 1537/142
NORTH HAMPTON PHASE 1 PB 6/215

SEALOVER BLEECKER F
86135 REMSENBURG DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0031-0000



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 60		
Interior Floo	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 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	1,888	100	1,888	248,990
FGR	500	55	275	36,268
FOP	115	30	34	4,484
FSP	161	40	64	8,441
TOTALS	2,664		2,261	298,181

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,261	118.5408	148.18	335,035	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM - 100% - 2008

Heated Area: 1888

HX Base Yr 2008

FSP
2010

BAS
2001

FGR
2001

FOP
2001

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

NASSAU COUNTY PROPERTY										PAGE 1 of 1		
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						298,181						
TOTAL MARKET OB/XF VALUE						6,761						
TOTAL LAND VALUE - MARKET						127,500						
TOTAL MARKET VALUE						432,442						
SOH/AGL Deduction						241,721						
ASSESSED VALUE						190,721						
TOTAL EXEMPTION VALUE						HX HB		50,000				
BASE TAXABLE VALUE						140,721						
TOTAL JUST VALUE						432,442						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						419,251						