LOT 33
NORTH HAMPTON PHASE 1 PB 6/215

GUTHRIE WALTER B & SHARRON E
86107 REMSENBURG DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0033-0000

BUILDING CHARACTERISTICS

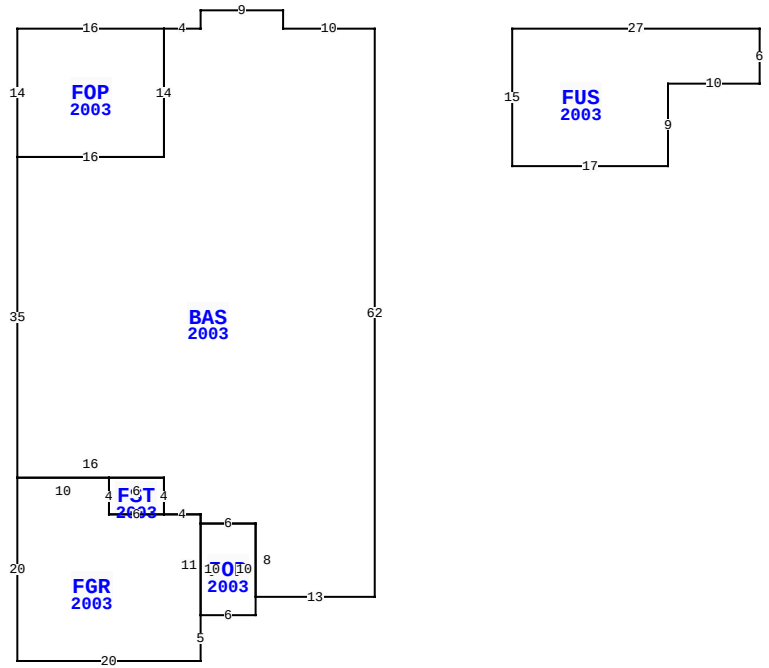
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,920	100	1,920	242,991
FGR	360	55	198	25,059
FOP	60	30	18	2,278
FOP	224	30	67	8,480
FST	24	55	13	1,645
FUS	315	100	315	39,866
TOTALS	2,903		2,531	320,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,531	112.4928	140.62	355,909	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 0% - 2024 Heated Area: 2235 HX Base Yr



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

86107 REMSENBURG DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	320,318
TOTAL MARKET OB/XF VALUE	6,795
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	454,613
SOH/AGL Deduction	0
ASSESSED VALUE	454,613
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	454,613
TOTAL JUST VALUE	454,613
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	440,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210029	NEW CONSTR	203,000	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/1601	4/17/2024	WD	Q	I	01	497,000
GRANTOR: SULLIVAN PEKAH R & KE						
GRANTEE: GUTHRIE WALTER B &						
2502/1753	10/04/2021	WD	Q	I	02	370,000
GRANTOR: KLEESS ERIC						
GRANTEE: SULLIVAN PEKAH RENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W10 N2 W9 S2 W4 FOP=[YR=2003] W16 S14 E16 N14 $ S14 W16 S35 FGR=[YR=2003] S20 E20 N5 FOP=[YR=2003] E6 N10 W6 S10 $ N11 W4 FST=[YR=2003] W6 N4 E6 S4 $ W6 N4 W10 $ E16 S4 E4 S1 E6 S8 E13 N62 $ PTR= E15 FUS=[YR=2003] E27 S6 W10 S9 W17 N15$ 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0810	CONCRETE A	0	0	0	0	695.00	SF	6.50	6.50	100	2003	2003	3	83	3,750	

LAND DESCRIPTION

TOTAL OB/XF 6,795

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	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 12/06/2019 BY KWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS