LOT 37
NORTH HAMPTON PHASE 1 PB 6/215

**CROTTY KENNETH R & NICOLE J**
86071 REMSENBURG DR
FERNANDINA BEACH, FL 32034

**2024**

**12-2N-27-1460-0037-0000**

## 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 | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

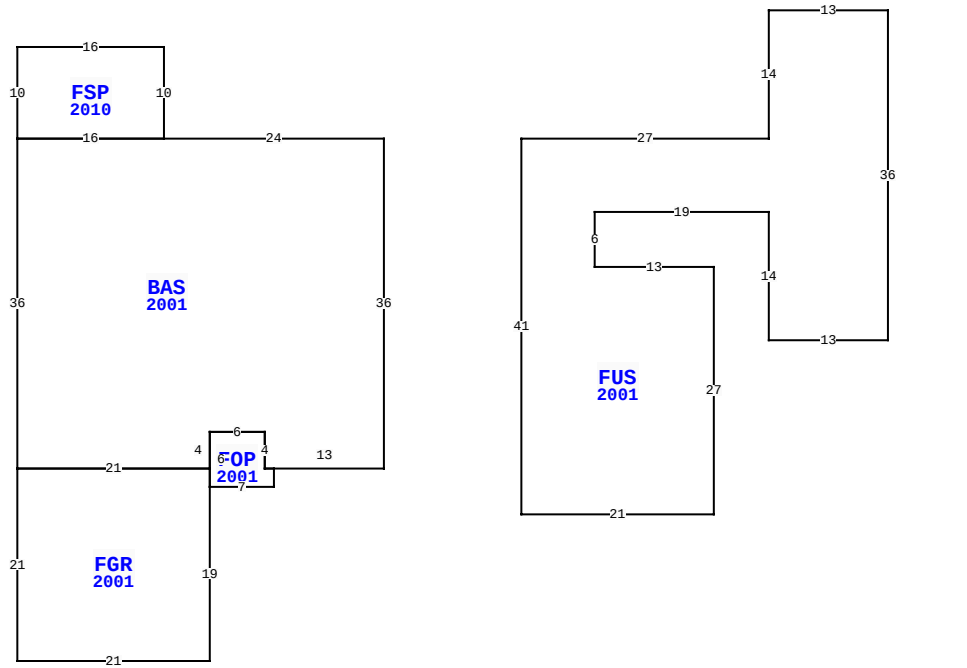
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4043.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,416 | 100 | 1,416 | 174,392 |
| FGR | 441 | 55 | 243 | 29,927 |
| FOP | 38 | 30 | 11 | 1,355 |
| FSP | 160 | 40 | 64 | 7,882 |
| FUS | 1,299 | 100 | 1,299 | 159,983 |
| TOTALS | 3,354 | | 3,033 | 373,539 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,033 | 110.7036 | 138.38 | 419,707 | 2001 | 2001 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SNGL FAM – 100% - 2022 Heated Area: 2715 HX Base Yr 2022




86071 REMSENBURG DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 373,539 |
| TOTAL MARKET OB/XF VALUE | | 7,483 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 508,522 |
| SOH/AGL Deduction | | 104,983 |
| ASSESSED VALUE | | 403,539 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 353,539 |
| TOTAL JUST VALUE | | 508,522 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 491,984 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2712/1352 | 5/09/2024 | WD | Q | I | 01 | 550,000 |
| GRANTOR: ROHLING SCOTT T & | | | | | | |
| GRANTEE: CROTTY KENNETH R & | | | | | | |
| 2474/1747 | 6/28/2021 | WD | Q | I | 01 | 371,300 |
| GRANTOR: BOKOWY CHRISTOPHER A | | | | | | |
| GRANTEE: ROHLING SCOTT T & S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W24 FSP=[YR=2010] N10 W16 S10 E16 $ W16 S36 FGR=[YR=2001] S21 E21 N19 FOP=[YR=2001] E7N2 W1 N4 W6 S6$N2 W21 $ E21 N4 E6 S4 E13 N36 $ PTR= E15 FUS=[YR=2001] E27 N14 E13 S36 W13 N14 W19 S6 E13 S27W21 N41 $ 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2001 | 2001 | 3 | 85 | 2,975 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 867.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 80 | 4,508 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,483

| 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 | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 127,500.00 | 127,500.00 | 127,500 | | | | | | | |

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS