LOT 38
NORTH HAMPTON PHASE 1 PB 6/215

HERRON LINDA K
86059 REMSENBURG DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0038-0000

BUILDING CHARACTERISTICS

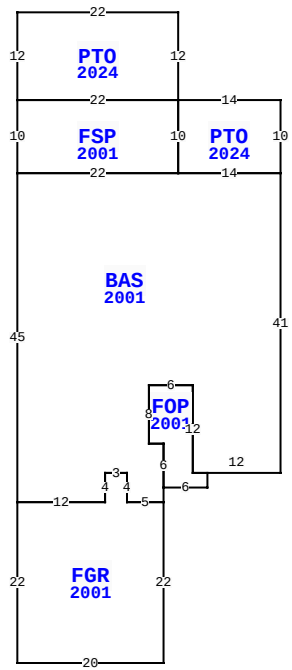
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,480	100	1,480	200,425
FGR	452	55	249	33,720
FOP	76	30	23	3,115
FSP	220	40	88	11,917
PTO	140	5	7	948
PTO	264	5	13	1,760
TOTALS	2,632		1,860	251,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,860	121.7307	152.16	283,018	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2021 Heated Area: 1480 HX Base Yr 2021



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

86059 REMSENBURG DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,886
TOTAL MARKET OB/XF VALUE		13,555
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		392,941
SOH/AGL Deduction		157,962
ASSESSED VALUE		234,979
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,979
TOTAL JUST VALUE		392,941
NCON VALUE		5,944
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008532	12X22 SCRN ENCL	8,775	07/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2342/1748	2/27/2020	WD	Q	I	01	266,000
GRANTOR: NORTON SUSAN GOODING						
GRANTEE: HERRON LINDA K						
2075/0771	9/30/2016	WD	Q	I	01	221,000
GRANTOR: N H REMSENBURG LAND T						
GRANTEE: NORTON SUSAN GOODIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W14 W22 S45 E12 N4 E3 S4 E5 N2 N6 W2 N8 E6 S12 E12 N41 $
FGR=[YR=2001;ORIG=-36,45] S22 E20 N22 W5 N4 W3 S4 W12 $
FSP=[YR=2001;ORIG=-14,0] N10 W22 S10 E22 $
FOP=[YR=2001;ORIG=-16,43] E6 N2 W2 N12 W6 S8 E2 S6 $
PTO=[YR=2024;ORIG=-14,-10] E14 S10 W14 N10 $
PTO=[YR=2024;ORIG=-36,-10] E22 N12 W22 S12 $
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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	0811	CONCRETE B	0	100	0	0	1,274.00	SF	5.20	5.20	100	2001	2001	3	80	5,300	
3	0912	SCRN RM G	0	100	12	22	264.00	SF	20.00	20.00	100	2024	2023		100	5,280	

LAND DESCRIPTION

TOTAL OB/XF 13,555

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 12/06/2023 BY NW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS