LOT 17
NORTH HAMPTON PHASE 1 PB 6/215

RUNNION LORAINE G/JARMAN MELISSA
86078 REMSENBURG DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0017-0000

BUILDING CHARACTERISTICS

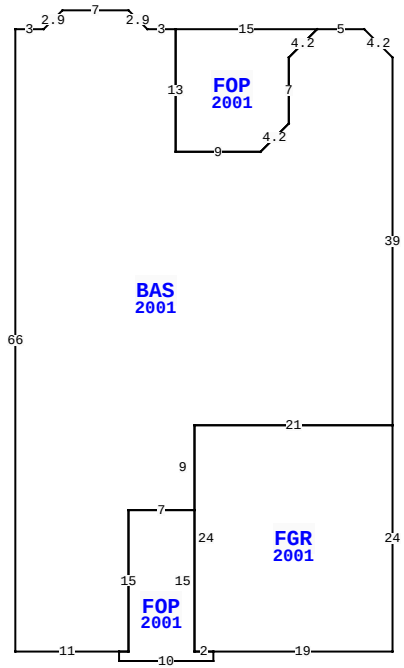
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,889	100	2001	1,889	257,954
FGR	504	55	2001	277	37,826
FOP	115	30	2001	34	4,643
FOP	156	30	2001	47	6,418
TOTALS	2,664			2,247	306,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,247	116.8944	154.30	346,712	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2002 Heated Area: 1889 HX Base Yr 2002



86078 REMSENBURG DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		306,840
TOTAL MARKET OB/XF VALUE		7,330
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		441,670
SOH/AGL Deduction		242,543
ASSESSED VALUE		199,127
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,405
TOTAL JUST VALUE		441,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/1581	5/19/2020	QC	U	I	11	100
GRANTOR: RUNNION LORAINE G						
GRANTEE: RUNNION LORAINE G &						
1015/0962	10/24/2001	WD	Q	I		205,000
GRANTOR: BEAZER HOMES CORP						
GRANTEE: RUNNION LORAINE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] U3 L3 W5 FOP=[YR=2001] W15 S13 E9 U3 R3 N7 U3 R3 $ D3 L3 S7 D3 L3 W9 N13 W3 U2 L2 W7 D2 L2 W3 S66 E11 FOP=[YR=2001] S1 E10 N1 FGR=[YR=2001] E19 N24 W21 S24 E2 $ W2 N15 W7 S15 W1 $E1 N15 E7 N9 E21 N39 $.

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	0810	CONCRETE A	0	100	0	0	855.00	SF	6.50	6.50	100	2001	2001	3	79	4,390	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 7,330

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	000134	C	RES POND	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 07/30/2025 BY SYS