LOT 20
NORTH HAMPTON PHASE 1 PB 6/215

GRANDEY PHILIP/GRISSOM TRISTA
86112 REMSENBURG DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0020-0000

BUILDING CHARACTERISTICS

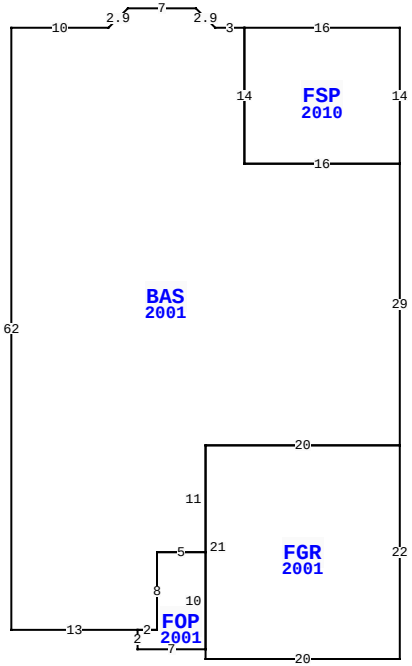
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,854	100	2001	1,854	263,312
FGR	440	55	2001	242	34,370
FOP	54	30	2001	16	2,272
FSP	224	40	2010	90	12,782
TOTALS	2,572			2,202	312,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,202	118.2321	156.07	343,666	2001	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2022 Heated Area: 1854 HX Base Yr 2022



86112 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		312,736
TOTAL MARKET OB/XF VALUE		8,327
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		426,063
SOH/AGL Deduction		81,194
ASSESSED VALUE		344,869
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		294,147
TOTAL JUST VALUE		426,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001626	REROOF	11,000	03/02/2020
B26223	REMODEL	4,730	07/01/2012
B25065	REMODEL	2,364	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/1372	3/26/2021	WD	Q	I	01	320,000
GRANTOR: MORSE KERRY D & SUZAN						
GRANTEE: GRANDEY PHILIP & TR						
1006/1371	9/07/2001	WD	Q	I		192,300
GRANTOR: BEAZER HOMES CORP						
GRANTEE: MORSE KERRY D & SUZ						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2010] W16 BAS=[YR=2001] W3 U2 L2 W7 D2 L2 W10 S62 E13 FOP=[YR=2001] S2 E7 FGR=[YR=2001] S1 E20 N22 W20 S21 $ N10 W5 S8 W2$ E2 N8 E5 N11 E20 N29 W16 N14 $ S14 E16 N14 $.

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	84	2,940	
2	0811	CONCRETE B	0	100	0	0	837.00	SF	5.20	5.20	100	2001	2001	3	79	3,438	
3	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2002	2002	3	29	1,949	

LAND DESCRIPTION

TOTAL OB/XF 8,327

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS