LOT 22
NORTH HAMPTON PHASE 1 PB 6/215

MCKEON CHARLES/WRIGHT SHARON
86136 REMSENBURG DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

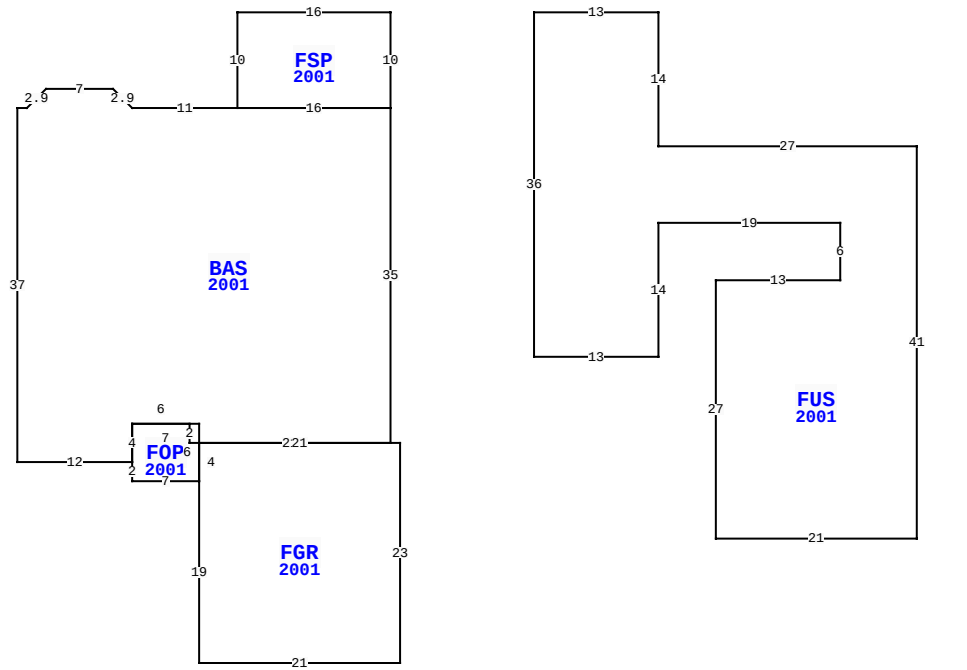
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,395	100	2001	1,395	177,890
FGR	483	55	2001	266	33,920
FOP	42	30	2001	13	1,658
FSP	160	40	2001	64	8,161
FUS	1,299	100	2001	1,299	165,648
TOTALS	3,379			3,037	387,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,037	109.1580	144.09	437,601	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2020 Heated Area: 2694 HX Base Yr 2020



86136 REMSENBURG DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		387,277
TOTAL MARKET OB/XF VALUE		20,751
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		513,028
SOH/AGL Deduction		364,195
ASSESSED VALUE		148,833
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,111
TOTAL JUST VALUE		513,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328063	SCRNENCL	16,824	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2262/0116	3/12/2019	WD	Q	I	02	339,000
GRANTOR: AKER NEAL P & SHARON						
GRANTEE: MCKEON CHARLES & SH						
1797/1374	6/12/2012	WD	Q	I	02	187,000
GRANTOR: MARSH DEBBIE L						
GRANTEE: AKER NEAL P & SHARO						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W16 S10 BAS=[YR=2001] W11 U2 L2 W7 D2 L2 W1 S37 E12 FOP=[YR=2001] S2 E7 FGR=[YR=2001] S19 E21 N23 W21 S4$ N6 W7 S4$ N4 E6 S2 E21 N35 W16$ E16 N10$ PTR=E15
FUS=[YR=2001] E13 S14 E27 S41 W21 N27 E13 N6 W19 S14 W13 N36$ 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	0811	CONCRETE B	0	100	0	0	827.00	SF	5.20	5.20	100	2001	2001	3	79	3,397	
2	0462	ST/AL FNC	0	100	176	4	704.00	SF	10.00	10.00	100	2001	2001	3	28	1,971	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	52	312	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
5	0911	SCRN RM A	0	100	0	0	641.00	SF	17.50	17.50	100	2013	2013	3	55	6,170	
6	0855	CONC PAVER	0	100	0	0	641.00	SF	10.00	10.00	100	2013	2013	3	93	5,961	

LAND DESCRIPTION

TOTAL OB/XF 20,751

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 09/24/2019 BY TW Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS