LOT 23
IN OR 2013/1452
NORTH HAMPTON PHASE 1 PB 6/215

GAUDIANA CHRISTINA MARIE
86144 REMSENBURG DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0023-0000

BUILDING CHARACTERISTICS

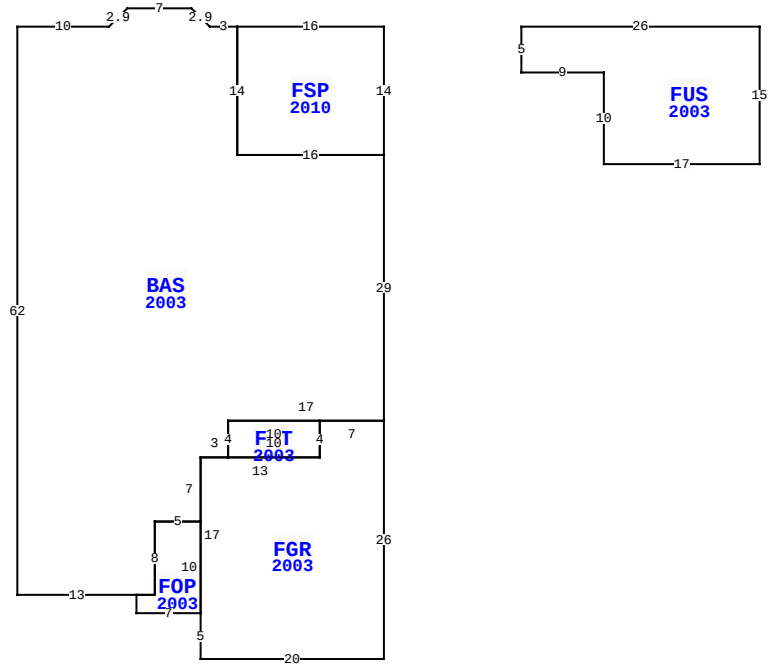
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	1,866	100	2003	1,866	271,373
FGR	468	55	2003	257	37,376
FOP	54	30	2003	16	2,327
FSP	224	40	2010	90	13,089
FST	40	55	2003	22	3,200
FUS	300	100	2003	300	43,629
TOTALS	2,952			2,551	370,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,551	117.8352	155.54	396,783	2003	2011	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2022 Heated Area: 2166 HX Base Yr 2022



86144 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		370,992
TOTAL MARKET OB/XF VALUE		7,237
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		483,229
SOH/AGL Deduction		90,023
ASSESSED VALUE		393,206
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		342,484
TOTAL JUST VALUE		483,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012240	REMODEL	0	12/09/2020
B0209762	NEW CONSTR	203,000	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2013/1452	11/09/2015	LE	U	I	14	100
GRANTOR: GAUDIANA MARY BETH						
GRANTEE: GAUDIANA CHRISTINA						
1134/1739	5/05/2003	WD	Q	I		219,100
GRANTOR: BEAZER HOMES CORP						
GRANTEE: GAUDIANA MARY BETH						

BUILDING NOTES

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	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	685.00	SF	5.20	5.20	100	2003	2003	3	82	2,921	
3	0462	ST/AL FNC	0	100	0	0	408.00	SF	10.00	10.00	100	2004	2004	3	32	1,306	

BUILDING DIMENSIONS

FSP=[YR=2010] W16 BAS=[YR=2003] W3 U2 L2 W7 D2 L2 W10 S62 E13 FOP=[YR=2003] S2 E7 FGR=[YR=2003] S5 E20 N26 W7 FST=[YR=2003] W10 S4 E10 N4$ S4 W13 S17$ N10 W5 S8W2 $ E2 N8 E5 N7E3 N4 E17 N29 W16 N14 $ S14 E16 N14 $ PTR= E15 FUS=[YR=2003] E26 S15 W17 N10 W9 N5 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 7,237

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 05/05/2022 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS