LOT 25
IN OR 2070/1436
NORTH HAMPTON PHASE 1 PB 6/215

BAEZA MELODY RAY
86168 REMSENBURG DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0025-0000

BUILDING CHARACTERISTICS

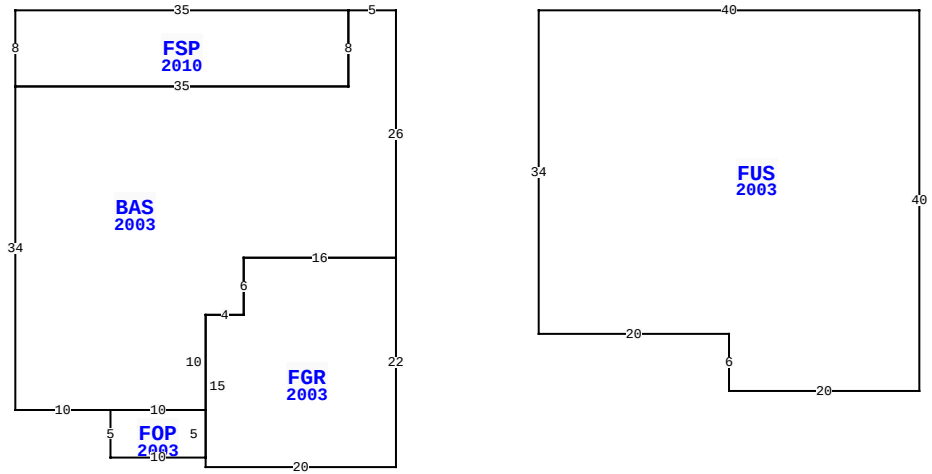
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	1,104	100	2003	1,104	154,688
FGR	416	55	2003	229	32,087
FOP	50	30	2003	15	2,102
FSP	280	40	2010	112	15,693
FUS	1,480	100	2003	1,480	207,372
TOTALS	3,330			2,940	411,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,940	115.3803	152.30	447,762	2003	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2017 Heated Area: 2584 HX Base Yr 2017



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

86168 REMSENBURG DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		411,941
TOTAL MARKET OB/XF VALUE		10,012
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		526,953
SOH/AGL Deduction		200,196
ASSESSED VALUE		326,757
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,035
TOTAL JUST VALUE		526,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217809	H/AC	0	12/01/2012
B0210027	NEW CONSTR	264,000	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2070/1436	9/08/2016	WD	Q	I	01	280,000
GRANTOR: MCGREEVY KAI & AUREAN						
GRANTEE: BAEZA MELODY RAY						
1854/0576	4/26/2013	WD	Q	I	02	220,400
GRANTOR: SMITH LARRY L & DOLOR						
GRANTEE: MCGREEVY KAI & AURE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W5 FSP=[YR=2010] W35 S8 E35 N8$ S8 W35 S34 E10 FOP=[YR=2003] S5 E10FGR=[YR=2003] S1 E20 N22 W16 S6 W4 S15$ N5 W10$ E10 N10 E4 N6 E16 N26$ PTR=E15 FUS=[YR=2003] E40 S40W20 N6 W20 N34$ 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	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	675.00	SF	5.20	5.20	100	2003	2003	3	82	2,878	
3	0820	WOOD WALK	0	100	12	35	420.00	SF	11.75	11.75	100	2006	2006	3	40	1,974	
4	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2004	2004	3	32	2,150	

LAND DESCRIPTION

TOTAL OB/XF 10,012

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