LOT 26
IN OR 2162/1904
NORTH HAMPTON PHASE 1 PB 6/215

SUHR PHILLIP N & DEBORAH J
86180 REMSENBURG DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

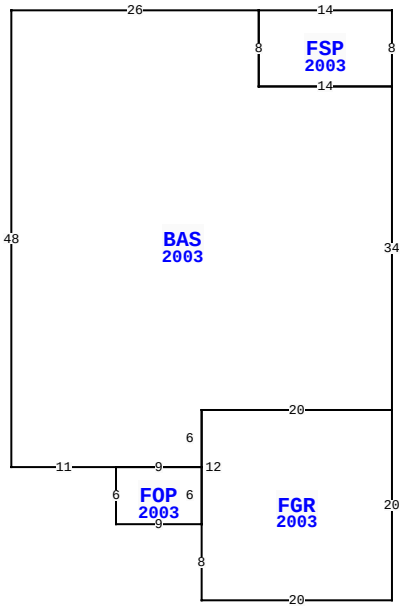
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	

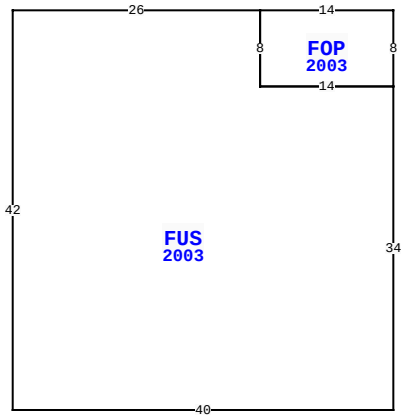
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,688	100	2003	1,688	223,161
FGR	400	55	2003	220	29,085
FOP	54	30	2003	16	2,115
FOP	112	30	2003	34	4,495
FSP	112	40	2003	45	5,950
FUS	1,568	100	2003	1,568	207,296
TOTALS	3,934			3,571	472,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,571	108.8640	143.70	513,153	2003	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2018 Heated Area: 3256 HX Base Yr 2018





86180 REMSENBURG DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		472,101
TOTAL MARKET OB/XF VALUE		5,978
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		583,079
SOH/AGL Deduction		225,745
ASSESSED VALUE		357,334
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		306,612
TOTAL JUST VALUE		583,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210011	NEW CONSTR	280,000	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2162/1904	12/06/2017	WD	U	I	11	100
GRANTOR: ENNIS GLENDA J						
GRANTEE: SUHR PHILLIP N & DE						
1694/1843	8/25/2010	WD	U	I	11	100
GRANTOR: SUHR PHILLIP N & DEBO						
GRANTEE: ENNIS GLENDA J						

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	0811	CONCRETE B	0	100	0	0	696.00	SF	5.20	5.20	100	2003	2003	3	82	2,968	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	

BUILDING DIMENSIONS

FSP=[YR=2003] W14 BAS=[YR=2003] W26 S48 E11 FOP=[YR=2003] S6 E9 FGR=[YR=2003] S8 E20 N20 W20 S12$ N6 W9$ E9 N6 E20 N34 W14 N8$ S8 E14 N8$ PTR=E15 FUS=[YR=2003] E26 FOP=[YR=2003] E14 S8 W14 N8$ S8 E14 S34 W40 N42$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 5,978

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