LOT 27
IN OR 2116/43
NORTH HAMPTON PHASE 1 PB 6/215

JENSEN RONALD E & PATRICIA O
86190 REMSENBURG DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0027-0000

BUILDING CHARACTERISTICS

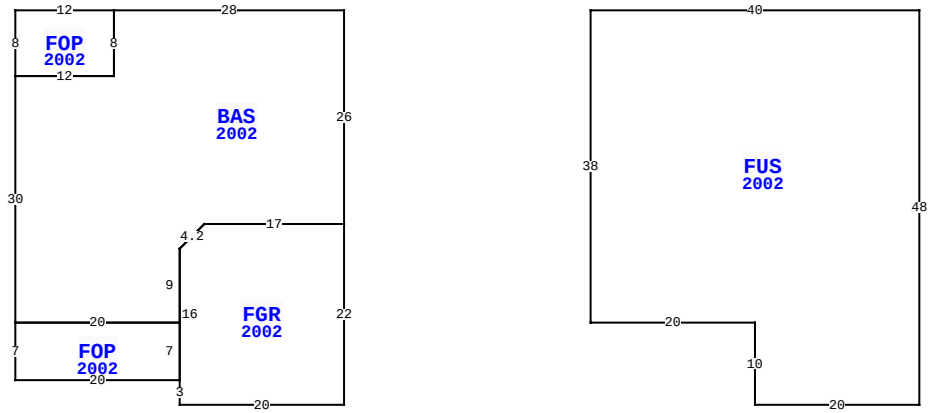
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,189	100	2002	1,189	156,206
FGR	436	55	2002	240	31,530
FOP	96	30	2002	29	3,810
FOP	140	30	2002	42	5,517
FUS	1,720	100	2002	1,720	225,967
TOTALS	3,581			3,220	423,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,220	108.7716	143.58	462,328	2002	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2018 Heated Area: 2909 HX Base Yr 2018



86190 REMSENBURG DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		423,030
TOTAL MARKET OB/XF VALUE		7,861
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		535,891
SOH/AGL Deduction		203,892
ASSESSED VALUE		331,999
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		281,277
TOTAL JUST VALUE		535,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007327	REPAIR/RRF	13,000	09/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2116/0043	4/25/2017	WD	Q	I	01	272,000
GRANTOR: ULLAH FARID & SUSAN C						
GRANTEE: JENSEN RONALD E & P						
1343/1182	8/19/2005	TD	Q	I		312,000
GRANTOR: WAGNER PAUL J JR TRUS						
GRANTEE: ULLAH FARID & SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W28 FOP=[YR=2002] W12 S8 E12 N8 $ S8 W12 S30
FOP=[YR=2002] S7 E20 FGR=[YR=2002] S3 E20 N22 W17 D3 L3
S16 $ N7 W20 $ E20 N9 U3 R3 E17 N26 $ PTR= E30
FUS=[YR=2002] E40 S48 W20 N10 W20 N38 $ W30 $.

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	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	2002	2002	3	80	2,812	
3	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00	10.00	100	2004	2004	3	32	2,074	

LAND DESCRIPTION

TOTAL OB/XF 7,861

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 11/20/2020 BY NWX Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS