

LOT 29 & FRACTION OF TRACT 5
IN OR 2128/1691
NORTH HAMPTON PHASE 1 PB 6/215

PININSKI FREDERICK J JR & CHRISTINE A
86193 REMSENBURG DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0029-0000



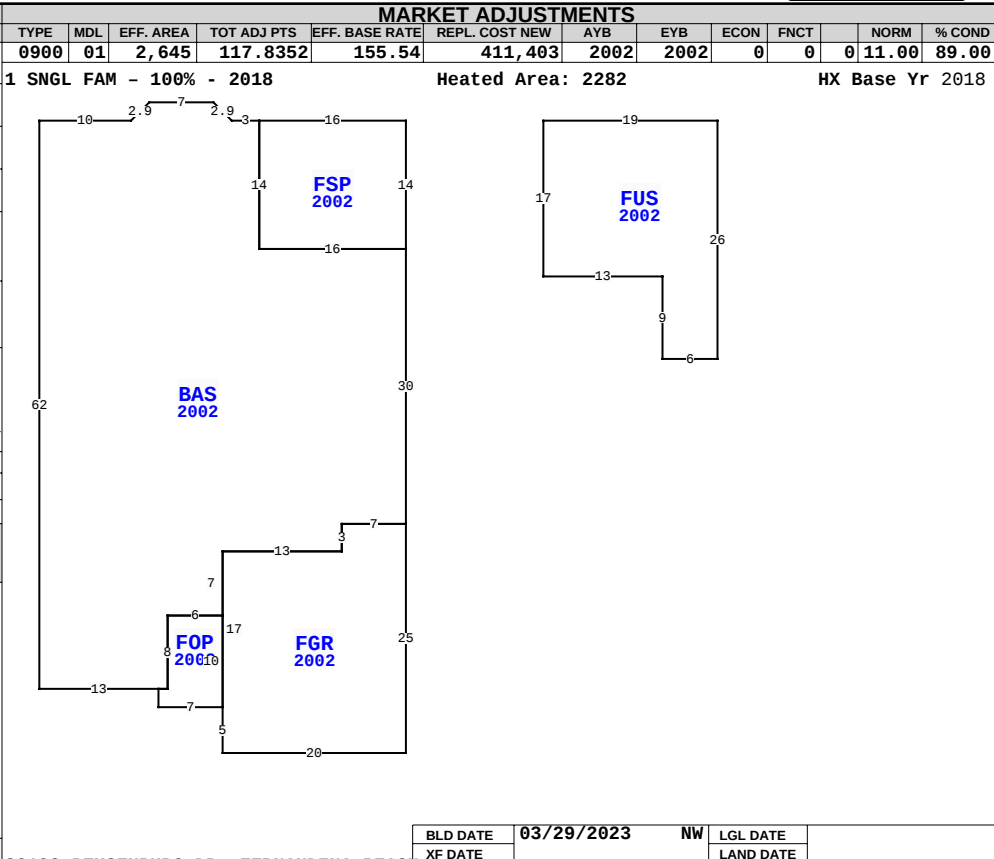
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,905	100	2002	1,905	263,711
FGR	461	55	2002	254	35,161
FOP	62	30	2002	19	2,630
FSP	224	40	2002	90	12,459
FUS	377	100	2002	377	52,189
TOTALS	3,029			2,645	366,149

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	702.00	SF	6.50
3	0855	CONC PAVER	0	100	0	0	224.00	SF	10.00
4	0462	ST/AL FNC	0	100	0	0	696.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00



86193 REMSENBURG DR, FERNANDINA BEACH					INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975		
702.00	SF	6.50	6.50	100	2002	2002	3	80	3,650		
224.00	SF	10.00	10.00	100	2004	2004	3	83	1,859		
696.00	SF	10.00	10.00	100	2004	2004	3	32	2,227		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		366,149	
TOTAL MARKET OB/XF VALUE		10,711	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		481,860	
SOH/AGL Deduction		192,888	
ASSESSED VALUE		288,972	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		238,250	
TOTAL JUST VALUE		481,860	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		464,816	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310637	XFOB	1,500	01/01/2003
B0209755	NEW CONSTR	203,000	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2128/1691	6/23/2017	WD	Q	I	02	278,000
GRANTOR: BATTS LORI LEIGH & KE						
GRANTEE: PININSKI FREDERICK						
1635/1565	8/18/2009	WD	U	I	37	230,000
GRANTOR: WEICHERT RELOCATION R						
GRANTEE: KRAMER LORI L & KEN						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP=[YR=2002] W16 BAS=[YR=2002] W3 U2 L2 W7 D2 L2 W10 S62 E13 FOP=[YR=2002] S2 E7 FGR=[YR=2002] S5 E20 N25 W7 S3 W13 S17 \$ N10 W6 S8W1 \$E1 N8 E6 N7 E13N3 E7 N30 W16 N14 \$ S14 E16 N14 \$ PTR= E15 FUS=[YR=2002] E19 S26 W6 N9 W13 N17 \$ W15\$.									