LOT 31
IN OR 1537/142
NORTH HAMPTON PHASE 1 PB 6/215

SEALOVER BLEECKER F
86135 REMSENBURG DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0031-0000

BUILDING CHARACTERISTICS

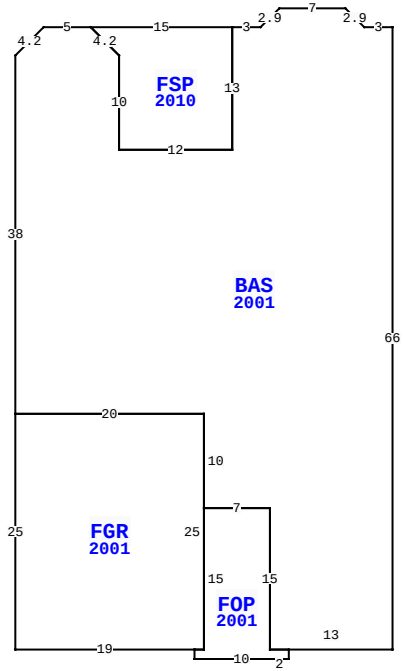
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,888	100	2001	1,888	261,442
FGR	500	55	2001	275	38,081
FOP	115	30	2001	34	4,708
FSP	161	40	2010	64	8,862
TOTALS	2,664			2,261	313,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,261	118.5408	156.47	353,779	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2008 Heated Area: 1888 HX Base Yr 2008



86135 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		313,094
TOTAL MARKET OB/XF VALUE		6,678
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		447,272
SOH/AGL Deduction		251,020
ASSESSED VALUE		196,252
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,530
TOTAL JUST VALUE		447,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/0142	11/21/2007	WD	Q	I		285,000
GRANTOR: HUDAK GREGG ALAN & KA						
GRANTEE: SEALOVER EDWARD L &						
1266/1859	10/19/2004	WD	Q	I		242,000
GRANTOR: DADDONO THERESA P						
GRANTEE: HUDAK GREGG A & KAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W3 U2 L2 W7 D2 L2 W3 FSP=[YR=2010] W15 D3 R3 S10 E12 N13 $ S13 W12 N10 U3 L3 W5 D3 L3 S38 FGR=[YR=2001] S25 E19 FOP=[YR=2001] S1 E10 N1 W2 N15 W7 S15 W1 $ E1 N25 W20 $ E20 S10 E7 S15 E13 N66 $.

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	2001	2001	3	84	2,940	
2	0812	CONCRETE C	0	100	0	0	1,183.00	SF	4.00	4.00	100	2001	2001	3	79	3,738	

LAND DESCRIPTION

TOTAL OB/XF 6,678

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS