

LOT 32
IN OR 1041/775
NORTH HAMPTON PHASE 1 PB 6/215

GOING PAUL J & KERRIN P
86121 REMSENBURG DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0032-0000



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	1,937	100	2002	1,937	270,249
FGR	420	55	2002	231	32,229
FOP	30	30	2002	9	1,255
FSP	236	40	2010	94	13,115
FUS	330	100	2002	330	46,041
TOTALS	2,953			2,601	362,889

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	0811	CONCRETE B	0	100	0	0	667.00	SF	5.20

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,601	115.5168	152.48	396,600	2002	2007		0	0	8.50	91.50
1 SNGL FAM - 100% - 2003 Heated Area: 2267 HX Base Yr 2003												
86121 REMSENBURG DR, FERNANDINA BEACH												
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		362,889	
TOTAL MARKET OB/XF VALUE		5,750	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		496,139	
SOH/AGL Deduction		279,692	
ASSESSED VALUE		216,447	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		165,725	
TOTAL JUST VALUE		496,139	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		478,891	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015513	H/AC	0	12/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1041/0775	3/05/2002	WD	Q	I	
GRANTOR: BEAZER HOMES CORP					SALE PRICE
GRANTEE: GOING PAUL & KERRIN					203,300
0999/0618	7/25/2001	WD	U	V	19
GRANTOR: NORTH HAMPTON LLC					35,000
GRANTEE: BEAZER HOMES CORP					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2002] W14 FSP=[YR=2010] W26 S10 U3 R3 E5 D3 R3 E15 N10 \$ S10 W15 U3 L3 W5 D3 L3 S37 FGR=[YR=2002] S23 E20 N14 FOP=[YR=2002] E6 N5 W6 S5 \$ N5 W10 N4 W10 \$ E10 S4 E16 S10 D3 R3 E8 U3 R3 N61\$ PTR= E15 FUS=[YR=2002] E15 S22 W15 N22 \$ W15 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500		