

LOT 35
IN OR 1935/688
NORTH HAMPTON PHASE 1 PB 6/215

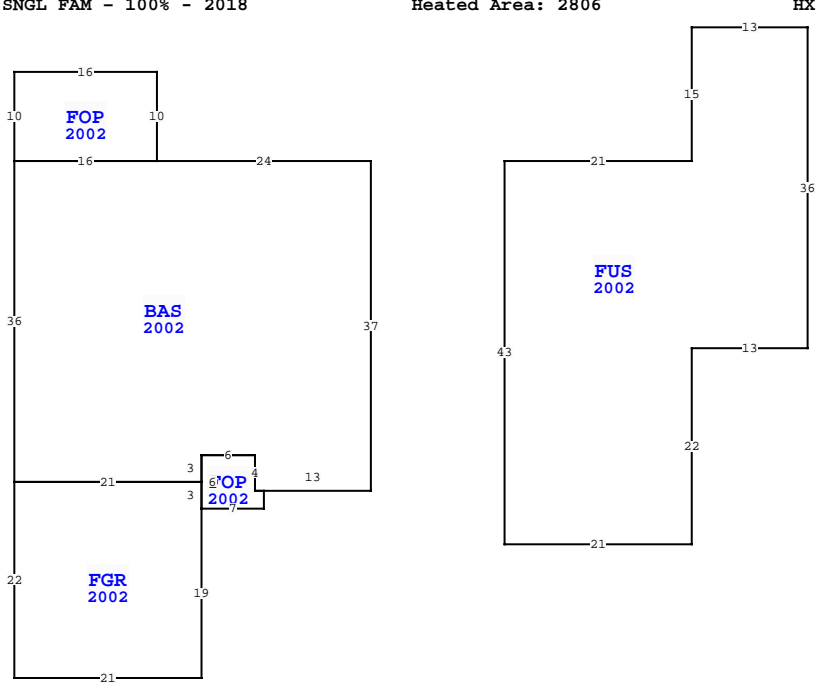
SCHAEFER TODD R
86087 REMSENBURG DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0035-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		4	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
BAS	1,435	100	2002
FGR	462	55	2002
FOP	38	30	2002
FOP	160	30	2002
FUS	1,371	100	2002
TOTALS	3,466		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,119	110.9934	146.51	456,965	2002	2002	0	0	11.00	89.00		
1 SNGL FAM - 100% - 2018 Heated Area: 2806 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4			Tax Dist:	
BUILDING MARKET VALUE			406,699	
TOTAL MARKET OB/XF VALUE			22,510	
TOTAL LAND VALUE - MARKET			127,500	
TOTAL MARKET VALUE			556,709	
SOH/AGL Deduction			232,014	
ASSESSED VALUE			324,695	
TOTAL EXEMPTION VALUE			13	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			556,709	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			538,759	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311230	SWIM POOL	0	06/01/2003
B0209683	NEW CONSTR	242,936	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1935/0688	8/29/2014	SW	U	I	12	222,000

GRANTOR: FANNIE MAE
GRANTEE: SCHAEFER TODD R
1904/1387 2/27/2014 CT U I 18 100
GRANTOR: CLERK OF COURT
GRANTEE: FEDERAL NATIONAL MO

EXTRA FEATURES																
L N	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	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	627.00	SF	5.20	5.20	100	2002	2002	3	80	2,608	
3	0810	CONCRETE A	0	100	8	176.00	SF	6.50	6.50	100	2004	2004	3	83	950	
4	0861	POOL GUNIT	0	100	15	375.00	SF	85.00	85.00	100	2004	2004	3	32	10,200	
5	0845	KOOL DECK	0	100	24	960.00	SF	7.25	7.25	100	2004	2004	3	83	5,777	

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

BUILDING NOTES	
86087 REMSENBURG DR, FERNANDINA BEACH	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							