

OHL RYAN & COURTNEY
86071 REMSENBURG DR
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0037-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur

1608WD FR STUC 100
IRREGULAR 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type

030514110304COMP SHNGL 100
DRYWALL 100
CARPET 80
CLAY TILE 20
CENTRAL 100
AIR DUCTED 100

Bedrooms Bathrooms Frame

4 100
3.5 100
02WOOD FRAME 100

Stories Units Occupancy

2. 2. 100
0 100
00NONE 100

Quality

04Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4043.00

TOTALS

3,3543,033392,243

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100200120013842,940

20810CONCRETE A0000867.00SF6.506.50100200120013794,452

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSTUNIT TYPEDTDPTH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000135CRES NATURAL0PUD0.000.001.00LT1.001.001.00127,500.00127,500.00127,500

REVIEW DATE01/06/2023BYNWA

Total Acres: 0.00Total Land Value: 127,500Market: 0Agricultural: 0Common: 127,500

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECONFNCTNORM% COND

0900013,033110.7036146.13443,212200120010011.5088.50

1 SNGL FAM - 0% - 2025Heated Area: 2715HX Base Yr

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE392,243

TOTAL MARKET OB/XF VALUE7,392

TOTAL LAND VALUE - MARKET127,500

TOTAL MARKET VALUE527,135

SOH/AGL Deduction0

ASSESSED VALUE527,135

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE527,135

TOTAL JUST VALUE527,135

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE508,522

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2794/11976/13/2025WDQI01519,000

GRANTOR:CROTTY KENNETH R & NI

GRANTEE:OHL RYAN & COURTNEY

2712/13525/09/2024WDQI01550,000

GRANTOR:ROHLING SCOTT T &

GRANTEE:CROTTY KENNETH R &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 FSP=[YR=2010] N10 W16 S10 E16 \$ W16 S36
FGR=[YR=2001] S21 E21 N19 FOP=[YR=2001] E7N2 W1 N4 W6 S6\$N2
W21 \$ E21 N4 E6 S4 E13 N36 \$ PTR= E15 FUS=[YR=2001] E27 N14
E13 S36 W13 N14 W19 S6 E13 S27W21 N41 \$ W15 \$.