LOT 22
NORTH HAMPTON PHASE 1 PB 6/215

WRIGHT SHARON ANNE L/E/MCKEON CHARLES JOSEPH L/E
86136 REMSENBURG DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0022-0000

BUILDING CHARACTERISTICS

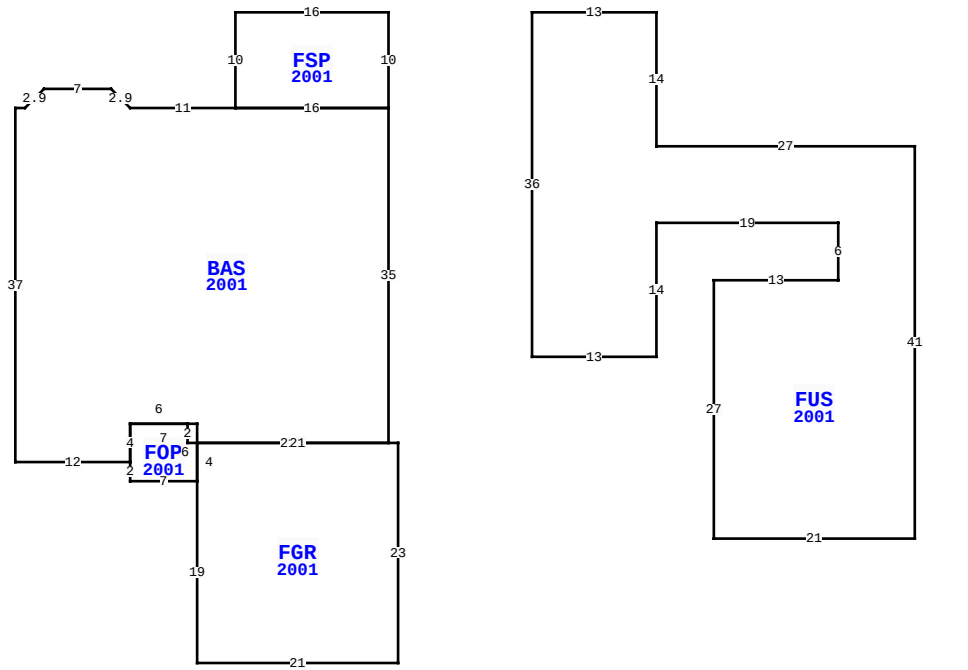
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,395	100	2001	1,395	177,389
FGR	483	55	2001	266	33,825
FOP	42	30	2001	13	1,654
FSP	160	40	2001	64	8,138
FUS	1,299	100	2001	1,299	165,181
TOTALS	3,379			3,037	386,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,037	103.9600	144.50	438,846	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2020 Heated Area: 2694 HX Base Yr 2020



86136 REMSENBURG DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		386,184
TOTAL MARKET OB/XF VALUE		8,674
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		499,858
SOH/AGL Deduction		347,007
ASSESSED VALUE		152,851
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,440
TOTAL JUST VALUE		499,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328063	SCRNENCL	16,824	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2870/965	5/20/2026	WD	U	I	11	100
GRANTOR: MCKEON CHARLES						
GRANTEE: WRIGHT SHARON ANNE						
2262/0116	3/12/2019	WD	Q	I	02	339,000
GRANTOR: AKER NEAL P & SHARON						
GRANTEE: MCKEON CHARLES & SH						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W16 S10 BAS=[YR=2001] W11 U2 L2 W7 D2 L2 W1 S37 E12 FOP=[YR=2001] S2 E7 FGR=[YR=2001] S19 E21 N23 W21 S4$ N6 W7 S4$ N4 E6 S2 E21 N35 W16$ E16 N10$ PTR=E15
FUS=[YR=2001] E13 S14 E27 S41 W21 N27 E13 N6 W19 S14 W13 N36$ W15$.

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
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	
5	0911	SCRN RM A	0	100	0	0	641.00	SF	18.00	18.00	100	2013	2013	3	50	5,769	

LAND DESCRIPTION

TOTAL OB/XF 8,674

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS