

GAUDIANA CHRISTINA MARIE
86144 REMSENBURG DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0023-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

16WD FR STUC 100

08IRREGULAR 100

03COMP SHNGL 100

05DRYWALL 100

11CLAY TILE 50

14CARPET 50

03CENTRAL 100

04AIR DUCTED 100

5100

3100

02WOOD FRAME 100

2.2.100

0100

NONE 100

03Quality Level 03

0100SINGLE FAMILY

MKT AREA

04

4043.00

2,952

2,551

362,036

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTECONORM% COND

0900012,551114.7200159.46

406,782200320030011.0089.00

1SNGL FAM100%- 2022

Heated Area: 2166

HX Base Yr 2022

102.972.931614FSP20101416

29

62

2903BAS2003

526151017FUS2003

341813FST200347

13

7

17

10

8

5

17

26

20

5

7

FGR2003

13

7

FOP2003

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE362,036

TOTAL MARKET OB/XF VALUE2,975

TOTAL LAND VALUE - MARKET105,000

TOTAL MARKET VALUE470,011

SOH/AGL Deduction66,188

ASSESSED VALUE483,823

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE352,412

TOTAL JUST VALUE470,011

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE483,229

SALES DATA

OFF RECORDNumberDATE

TYPEINSTQ / U / V / I / RSN CD

SALE PRICE

2013/145211/09/2015LEUI14100

GRANTOR: GAUDIANA MARY BETH

GRANTEE: GAUDIANA CHRISTINA

1134/17395/05/2003WDDQI219,100

GRANTOR: BEAZER HOMES CORP

GRANTEE: GAUDIANA MARY BETH

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2010] W16 BAS=[YR=2003] W3 U2 L2 W7 D2 L2 W10 S62 E13 FOP=[YR=2003] S2 E7 FGR=[YR=2003] S5 E20 N26 W7 FST=[YR=2003] W10 S4 E10 N4\$ S4 W13 S17\$ N10 W5 S8W2 \$ E2 N8 E5 N7E3 N4 E17 N29 W16 N14 \$ S14 E16 N14 \$ PTR= E15 FUS=[YR=2003] E26 S15 W17 N10 W9 N5 \$ W15 \$.

EXTRA FEATURES

86144 REMSENBURG DR, FERNANDINA BEACH

BLD DATE03/29/2023NW

LGL DATE

XF DATE

LAND DATE

INC DATE

AG DATE

LAND DESCRIPTION

TOTAL OB/XF2,975

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSLTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETOHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000140CRES GOLF100PUD0.000.001.00LT1.001.001.00105,000.00105,000.00105,000