LOT 24
NORTH HAMPTON PHASE 1 PB 6/215

WARREN JACK W & PAMELA S
86156 REMSENBURG DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

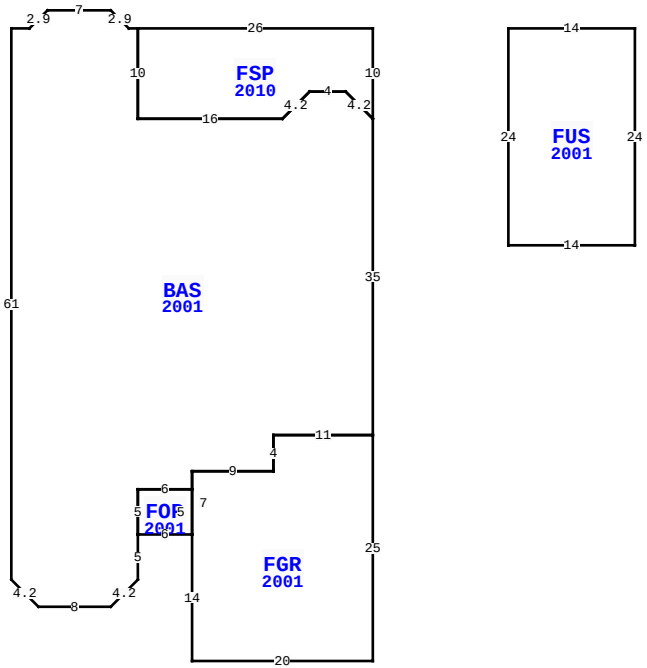
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,908	100	2001	1,908	258,774
FGR	464	55	2001	255	34,585
FOP	30	30	2001	9	1,221
FSP	239	40	2010	96	13,020
FUS	336	100	2001	336	45,570
TOTALS	2,977			2,604	353,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,604	110.8800	154.12	401,328	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 0% - 0 Heated Area: 2244 HX Base Yr



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

86156 REMSENBURG DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	353,169
TOTAL MARKET OB/XF VALUE	2,905
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	461,074
SOH/AGL Deduction	0
ASSESSED VALUE	461,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	461,074
TOTAL JUST VALUE	461,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	467,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2438/0839	2/26/2021	WD	Q	I	01	355,000
GRANTOR: CONE PAULA ANN						
GRANTEE: WARREN JACK W & PAM						
2397/0847	10/01/2020	WD	Q	I	01	339,000
GRANTOR: WISEMAN EVAN L & KATH						
GRANTEE: CONE PAULA ANN						

BUILDING NOTES

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	

BUILDING DIMENSIONS

FSP=[YR=2010] W26 BAS=[YR=2001] W1 U2 L2 W7 D2 L2 W2 S61 D3 R3 E8 U3 R3 N5 FOP=[YR=2001] E6 FGR=[YR=2001] S14 E20 N25 W11 S4 W9 S7 $ N5 W6 S5 $ N5 E6 N2 E9 N4 E11 N35 U3 L3 W4 D3 L3 W16 N10 $ S10 E16 U3 R3 E4 D3 R3 N10 $ PTR= E15 FUS=[YR=2001] E14 S24 W14 N24 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	0		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