LOT 26
NORTH HAMPTON PHASE 1 PB 6/215

SUHR LIVING TRUST/SUHR PHILLIP N TRUSTEE
86180 REMSENBURG DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0026-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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

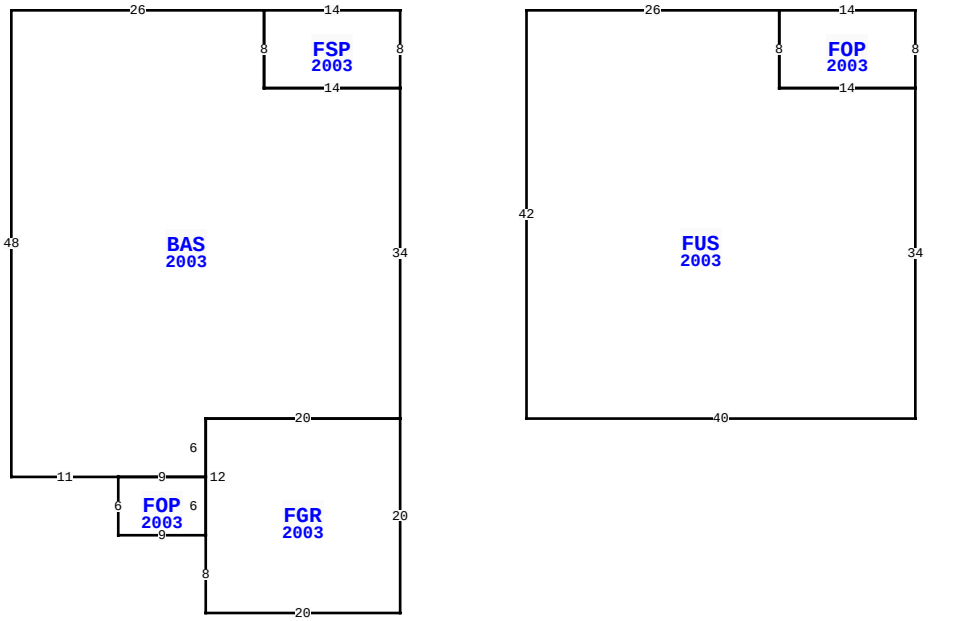
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,688	100	2003	1,688	218,948
FGR	400	55	2003	220	28,536
FOP	54	30	2003	16	2,075
FOP	112	30	2003	34	4,410
FSP	112	40	2003	45	5,837
FUS	1,568	100	2003	1,568	203,383
TOTALS	3,934			3,571	463,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,571	104.8500	145.74	520,438	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2018 Heated Area: 3256 HX Base Yr 2018



86180 REMSENBURG DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		463,190
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		571,165
SOH/AGL Deduction		204,183
ASSESSED VALUE		366,982
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		315,571
TOTAL JUST VALUE		571,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		583,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210011	NEW CONSTR	280,000	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2854/474	3/16/2026	WD	U	I	11	100
GRANTOR: SUHR PHILLIP N & DEBO						
GRANTEE: SUHR LIVING TRUST						
2162/1904	12/06/2017	WD	U	I	11	100
GRANTOR: ENNIS GLENDA J						
GRANTEE: SUHR PHILLIP N & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=-14,0] W26 S48 E11 E9 N6 E20 N34 W14 N8 $
FUS=[YR=2003;ORIG=13,0] E26 S8 E14 S34 W40 N42 $
FGR=[YR=2003;ORIG=-20,54] S8 E20 N20 W20 S12 $
FSP=[YR=2003;ORIG=0,0] W14 S8 E14 N8 $
FOP=[YR=2003;ORIG=39,0] E14 S8 W14 N8 $
FOP=[YR=2003;ORIG=-29,48] S6 E9 N6 W9 $
.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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