LOT 27
IN OR 2116/43
NORTH HAMPTON PHASE 1 PB 6/215

JENSEN RONALD E & PATRICIA O
86190 REMSENBURG DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0027-0000

BUILDING CHARACTERISTICS

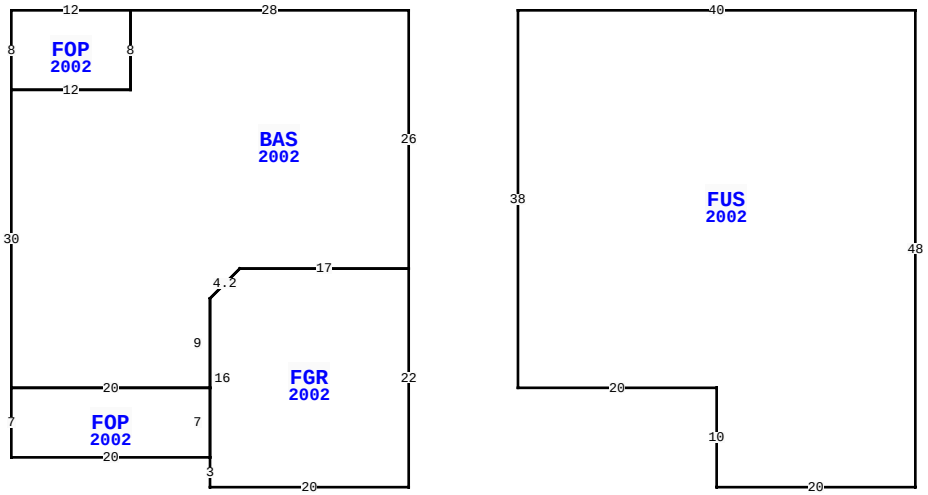
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,189	100	2002	1,189	155,019
FGR	436	55	2002	240	31,291
FOP	96	30	2002	29	3,781
FOP	140	30	2002	42	5,475
FUS	1,720	100	2002	1,720	224,250
TOTALS	3,581			3,220	419,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,220	105.9840	147.32	474,370	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2018 Heated Area: 2909 HX Base Yr 2018



86190 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		419,817
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		527,757
SOH/AGL Deduction		186,794
ASSESSED VALUE		340,963
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		289,552
TOTAL JUST VALUE		527,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		535,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007327	REPAIR/RRF	13,000	09/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2116/0043	4/25/2017	WD	Q	I	01	272,000
GRANTOR: ULLAH FARID & SUSAN C						
GRANTEE: JENSEN RONALD E & P						
1343/1182	8/19/2005	TD	Q	I		312,000
GRANTOR: WAGNER PAUL J JR TRUS						
GRANTEE: ULLAH FARID & SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2002;ORIG=11,0] E40 S48 W20 N10 W20 N38 $
BAS=[YR=2002;ORIG=0,0] W28 S8 W12 S30 E20 N9 U3R3 E17 N26 $
FGR=[YR=2002;ORIG=-20,45] S3 E20 N22 W17 D3L3 S16 $
FOP=[YR=2002;ORIG=-40,38] S7 E20 N7 W20 $
FOP=[YR=2002;ORIG=-28,0] W12 S8 E12 N8 $
.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

TOTAL OB/XF 2,940

LAND DESCRIPTION

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