LOT 30
NORTH HAMPTON PHASE 1 PB 6/215

LUPINACCI GEORGE A & JEANNE E
148 PINE TREE ROAD
BLOOMINGDALE, NJ 07403

2026

12-2N-27-1460-0030-0000

BUILDING CHARACTERISTICS

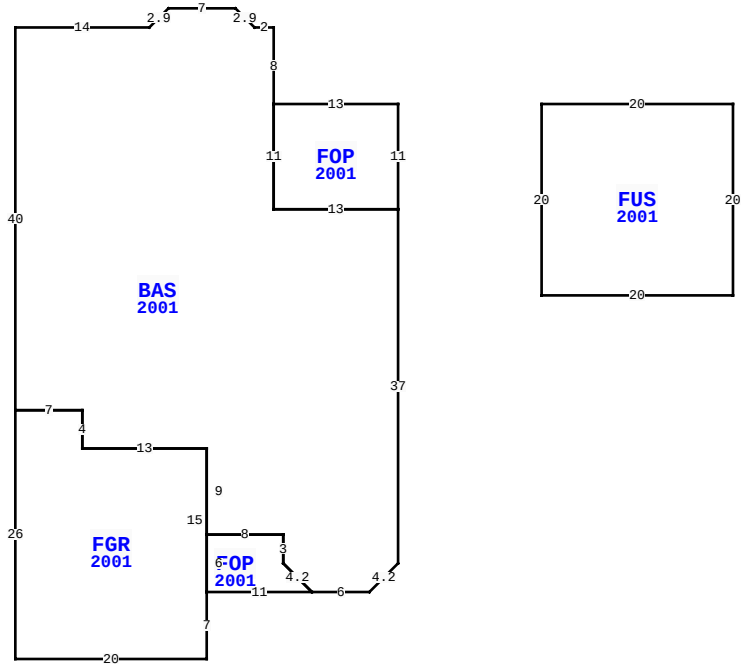
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,746	100	2001	1,746	232,301
FGR	468	55	2001	257	34,193
FOP	53	30	2001	16	2,129
FOP	143	30	2001	43	5,721
FUS	400	100	2001	400	53,219
TOTALS	2,810			2,462	327,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,462	108.7680	151.19	372,230	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 0% - 2026 Heated Area: 2146 HX Base Yr



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

86149 REMSENBURG DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	327,562
TOTAL MARKET OB/XF VALUE	49,534
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	504,596
SOH/AGL Deduction	0
ASSESSED VALUE	504,596
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	504,596
TOTAL JUST VALUE	504,596
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	479,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001043	REMODEL	17,000	01/25/2023
B0209763	SWIM POOL	8,492	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2776/1527	3/26/2025	WD	Q	I	01	580,000
GRANTOR: DIJON ALAIN MARIE & M						
GRANTEE: LUPINACCI GEORGE A						
2745/538	10/22/2024	WD	U	I	30	559,000
GRANTOR: DIJON LAURENT & LAURE						
GRANTEE: DIJON ALAIN MARIE &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W13 BAS=[YR=2001] N8 W2 U2 L2 W7 D2 L2 W14 S40 FGR=[YR=2001] S26 E20 N7 FOP=[YR=2001] E11 U3 L3 N3 W8 S6$ N15 W13 N4 W7 $ E7 S4 E13 S9 E8 S3 D3 R3 E6 U3 R3 N37 W13 N11 $ S11 E13 N11 $ PTR= E15 FUS=[YR=2001] E20 S20 W20 N20 $ 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
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	
3	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500	
5	0911	SCRN RM A	0	0	0	0	1,147.00	SF	18.00	18.00	100	2002	2002	3	20	4,129	

LAND DESCRIPTION

TOTAL OB/XF 49,534

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	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 03/29/2023 BY DJ Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS