LOT 37
NORTH HAMPTON PHASE 1 PB 6/215

OHL RYAN & COURTNEY
86071 REMSENBURG DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0037-0000

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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

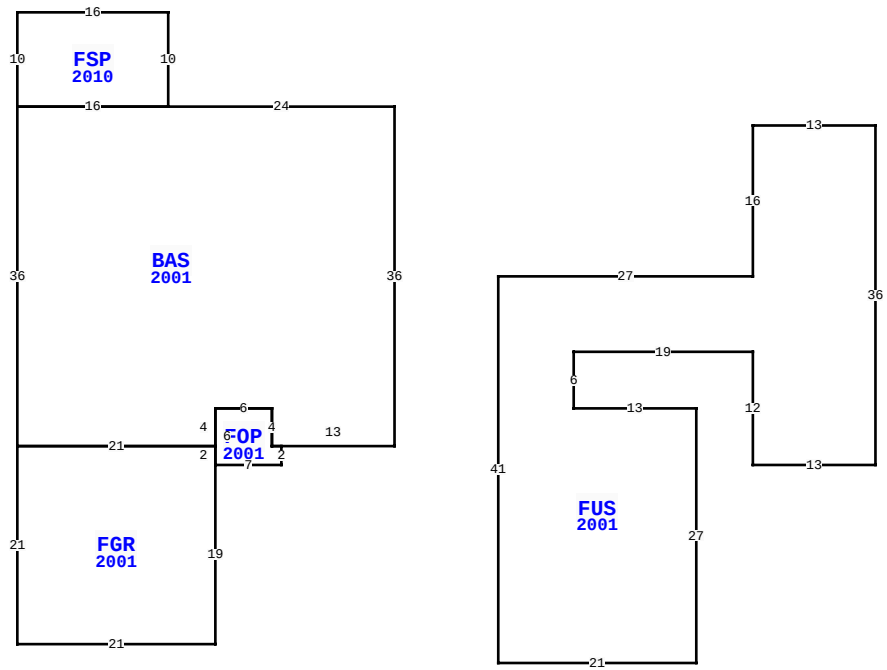
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	2001	1,416	172,237
FGR	441	55	2001	243	29,558
FOP	38	30	2001	11	1,338
FSP	160	40	2010	64	7,785
FUS	1,299	100	2001	1,299	158,005
TOTALS	3,354			3,033	368,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,033	105.4320	146.55	444,486	2001	2001	5	0	0	12.00	83.00

1 SNGL FAM 100% - 2026 Heated Area: 2715 HX Base Yr 2026



86071 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		368,923
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		499,328
SOH/AGL Deduction		0
ASSESSED VALUE		499,328
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		447,917
TOTAL JUST VALUE		499,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/1197	6/13/2025	WD	Q	I	01	519,000
GRANTOR: CROTTY KENNETH R & NI						
GRANTEE: OHL RYAN & COURTNEY						
2712/1352	5/09/2024	WD	Q	I	01	550,000
GRANTOR: ROHLING SCOTT T &						
GRANTEE: CROTTY KENNETH R &						

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W24 W16 S36 E21 N4 E6 S4 E13 N36 $
FUS=[YR=2001;ORIG=11,18] E27 N16 E13 S36 W13 N12 W19 S6 E13 S27 W21 N41 $
FGR=[YR=2001;ORIG=-40,36] S21 E21 N19 N2 W21 $
FSP=[YR=2010;ORIG=-24,0] N10 W16 S10 E16 $
FOP=[YR=2001;ORIG=-19,38] E7 N2 W1 N4 W6 S6 $
.

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS