

GODEK ANDREW J
86029 REMSENBURG DR
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0039-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																	
ELEMENT		CD		16		WD FR STUC 100		08		IRREGULAR 100		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND			
Exterior Wall		08		16		WD FR STUC 100		08		IRREGULAR 100		0900		01		3,582		103.4100		143.74		514,877		2003		2003		0		0		0		11.00		89.00	
Roof Structur		08		16		WD FR STUC 100		08		IRREGULAR 100		1		SNGL FAM		100% - 2015						Heated Area: 3278								HX Base Yr 2015							
Roof Cover		03		COMP SHNGL 100																																	
Interior Wall		05		DRYWALL 100																																	
Interior Floo		14		CARPET 70																																	
Interior Floo		11		CLAY TILE 30																																	
Air Condition		03		CENTRAL 100																																	
Heating Type		04		AIR DUCTED 100																																	
Bedrooms				5 100																																	
Bathrooms				4 100																																	
Frame		02		WOOD FRAME 100																																	
Stories		2.		2. 100																																	
Units		00		0 100																																	
Occupancy		00		NONE 100																																	
Quality		03		Quality Level 03																																	
DOR CODE		0100		SINGLE FAMILY																																	
MAP NUM				MKT AREA																																	
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		215,943																											
FGR		400		55		2003		220		28,144																											
FOP		54		30		2003		16		2,047																											
FOP		112		30		2003		34		4,349																											
FOP		112		30		2003		34		4,349																											
FUS		1,590		100		2003		1,590		203,407																											
TOTALS		3,956						3,582		458,241																											
EXTRA FEATURES										86029 REMSENBURG DR, FERNANDINA BEACH										BLD DATE 03/29/2023 NW LGL DATE 05/05/2026 MLU																	