LOT 161
NORTH HAMPTON PHASE 1 PB 6/215

HICKOX MALCOLM & PAMELA
86017 MORICHES DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0161-0000

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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

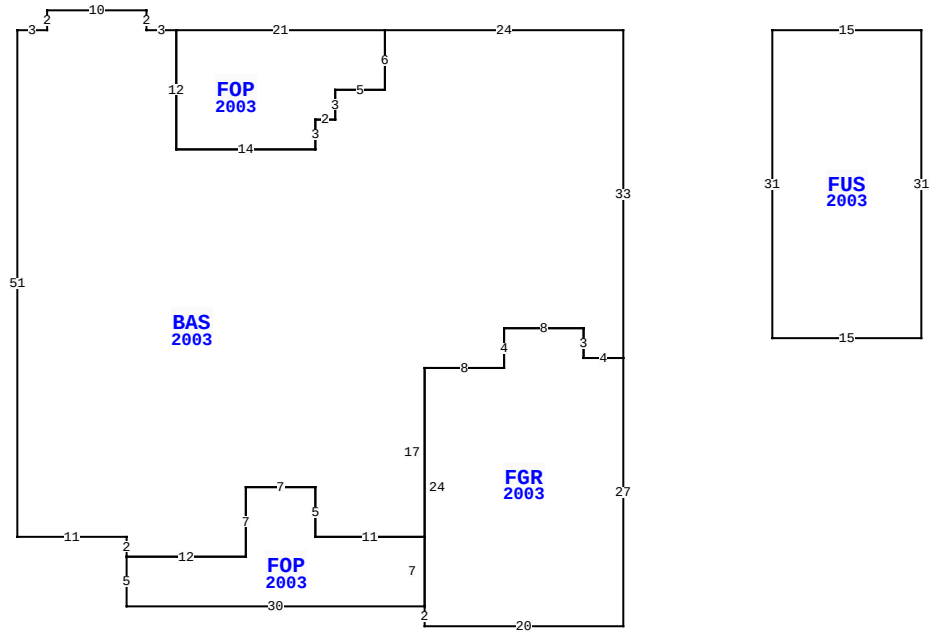
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,528	100	2,528	307,577
FGR	556	55	306	37,231
FOP	216	30	65	7,909
FOP	221	30	66	8,030
FUS	465	100	465	56,576
TOTALS	3,986		3,430	417,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,430	113.2152	134.44	461,129	2003	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2023 Heated Area: 2993 HX Base Yr 2023



86017 MORICHES 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		417,322
TOTAL MARKET OB/XF VALUE		36,472
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		538,794
SOH/AGL Deduction		135,431
ASSESSED VALUE		403,363
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		353,363
TOTAL JUST VALUE		538,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311210	SWIM POOL	7,100	06/02/2003
B0210466	NEW CONSTR	235,000	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/0634	3/02/2022	WD	Q	I	01	605,000
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: HICKOX MALCOLM & PA						
2529/0815	12/13/2021	WD	U	I	37	587,000
GRANTOR: TUCKER PAUL & DOROTHY						
GRANTEE: ZILLOW HOMES PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W24 FOP=[YR=2003] W21 S12 E14 N3 E2 N3 E5 N6$ S6 W5 S3 W2 S3 W14 N12 W3 N2 W10 S2 W3 S51 E11 S2 FOP=[YR=2003] S5 E30 FGR=[YR=2003] S2 E20 N27 W4 N3 W8 S4 W8 S24$ N7 W11 N5 W7 S7 W12$ E12 N7 E7 S5 E11 N17 E8 N4 E8 S3 E4 N33$ PTR=E15 FUS=[YR=2003] E15 S31 W15 N31$ 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0855	CONC PAVER	0	100	0	0	743.00	SF	10.00	10.00	100	2017	2017	3	97	7,207	
4	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	100	2003	2003	3	36	13,770	
5	0910	SCRN RM L	0	100	0	0	962.00	SF	15.00	15.00	100	2003	2003	3	22	3,175	
6	0845	KOOL DECK	0	100	0	0	512.00	SF	7.25	7.25	100	2003	2003	3	84	3,118	
7	0855	CONC PAVER	0	100	0	0	588.00	SF	10.00	10.00	100	2014	2014	3	95	5,586	
8	0851	PATIO STON	0	100	0	0	272.00	SF	0.75	0.75	100	2014	2014	3	95	194	
9	0476	VF 6 SBPL	0	100	0	0	12.00	LF	32.00	32.00	100	2014	2014	3	89	342	

LAND DESCRIPTION

TOTAL OB/XF 36,472

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	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS