LOT 162 MILITARY
IN OR 1110/718
NORTH HAMPTON PHASE 1 PB 6/215

HOUSTON WILLIAM & COLLEEN
1683 DILLINGHAM BLVD
NORFOLK, VA 23511

**2023**

**12-2N-27-1460-0162-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

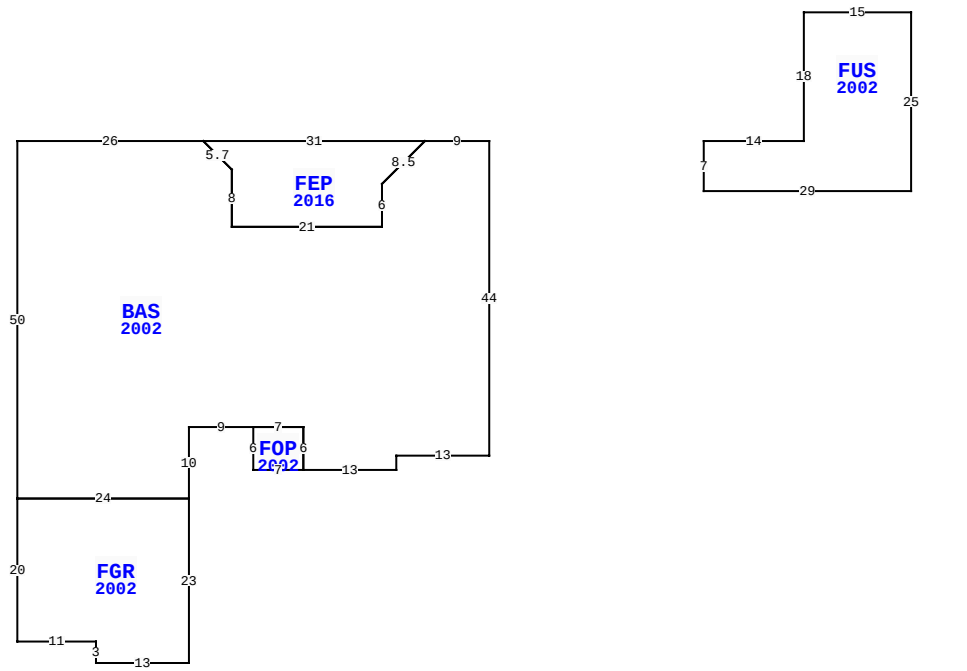
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 2,732 | 100 | 2,732 | 323,014 |
| FEP | 278 | 80 | 222 | 26,248 |
| FGR | 519 | 55 | 285 | 33,697 |
| FOP | 42 | 30 | 13 | 1,537 |
| FUS | 473 | 100 | 473 | 55,925 |
| TOTALS | 4,044 | | 3,725 | 440,420 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,725 | 107.6355 | 127.82 | 476,130 | 2002 | 2007 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SNGL FAM – 100% - 2003 Heated Area: 3205 HX Base Yr 2003




86029 MORICHES DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 440,420 |
| TOTAL MARKET OB/XF VALUE | | 16,302 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 584,222 |
| SOH/AGL Deduction | | 311,543 |
| ASSESSED VALUE | | 272,679 |
| TOTAL EXEMPTION VALUE | HX HB VX XM | 55,000 |
| BASE TAXABLE VALUE | | 217,679 |
| TOTAL JUST VALUE | | 584,222 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 456,449 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20009381 | REPAIR/RRF | 19,900 | 10/29/2020 |
| B0210310 | XFOB | 500 | 11/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1110/0718 | 1/30/2003 | WD | U | I | 21 | 317,700 |
| GRANTOR: BEAZER HOMES CORP | | | | | | |
| GRANTEE: HOUSTON WILLIAM & C | | | | | | |
| 1014/1597 | 10/22/2001 | WD | U | V | 19 | 305,000 |
| GRANTOR: NORTH HAMPTON LLC | | | | | | |
| GRANTEE: BEAZER HOMES CORP | | | | | | |

## 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 | 2002 | 2002 | 3 | 87 | 3,045 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,286.00 | SF | 5.20 | 5.20 | 100 | 2002 | 2002 | 3 | 83 | 5,550 | |
| 3 | 1076 | TRELLIS A | 0 | 100 | 11 | 11 | 121.00 | SF | 7.50 | 7.50 | 100 | 2013 | 2013 | 3 | 75 | 681 | |
| 4 | 1129 | STONE 8" | 0 | 100 | 27 | 0 | 81.00 | SF | 15.75 | 15.75 | 100 | 2013 | 2013 | 3 | 98 | 1,250 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 608.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 95 | 5,776 | |

## BUILDING DIMENSIONS

BAS=[YR=2002] W9 FEP=[YR=2016] W31 D4 R4 S8 E21 N6 U6 R6 $ D6 L6 S6 W21 N8 U4 L4 W26 S50 FGR=[YR=2002] S20 E11 S3 E13 N23 W24 $ E24 N10 E9 FOP=[YR=2002] S6 E7 N6 W7 $ E7 S6 E13 N2 E13 N44 $ PTR= E30 FUS=[YR=2002] E14 N18 E15 S25 W29 N7 $ W30 $ .

## LAND DESCRIPTION

TOTAL OB/XF 16,302

| 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 | SFR CNSVTN | 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 08/02/2023 BY SYS