LOT 164
NORTH HAMPTON PHASE 1 PB 6/215

BROPHY FAMILY TRUST/BROPHY JOSEPH G TRUSTEE
86059 MORICHES DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0164-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

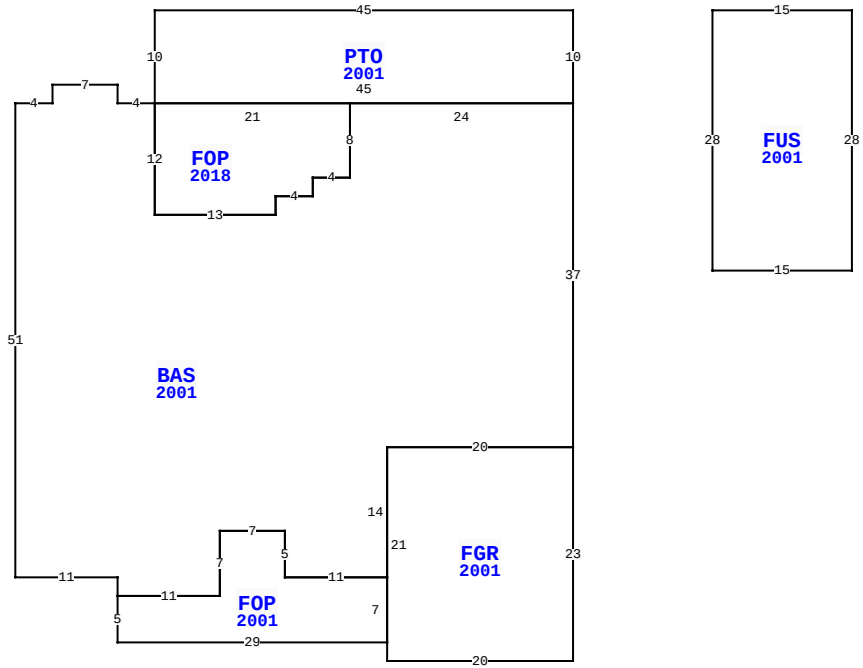
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,553	100	2,553	310,591
FGR	460	55	253	30,779
FOP	216	30	65	7,907
FOP	228	30	68	8,272
FUS	420	100	420	51,096
PTO	450	5	22	2,676
TOTALS	4,327		3,381	411,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,381	114.4710	135.93	459,579	2001	2001	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2017 Heated Area: 2973 HX Base Yr 2017



86059 MORICHES DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		411,323
TOTAL MARKET OB/XF VALUE		61,273
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		600,096
SOH/AGL Deduction		248,518
ASSESSED VALUE		351,578
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		301,578
TOTAL JUST VALUE		600,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001323	SWIM POOL	42,000	03/01/2017
17002813	SCRNROOM	0	01/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2339/0453	2/11/2020	WD	U	I	11	100
GRANTOR: BROPHY JOSEPH G & DEB						
GRANTEE: BROPHY FAMILY TRUST						
2075/0108	9/28/2016	WD	Q	I	01	315,000
GRANTOR: CLARKSON JEFFREY J &						
GRANTEE: BROPHY JOSEPH G & D						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2001] W45 S10 BAS=[YR=2001] W4 N2 W7 S2 W4 S51 E11 S2 FOP=[YR=2001] S5 E29 FGR=[YR=2001] S2 E20 N23 W20 S21 $ N7 W11 N5 W7 S7 W11 $ E11 N7 E7 S5 E11 N14 E20 N37 W24 S8 W4S2 W4 S2 W13 N12 $ FOP=[YR=2018] S12 E13 N2 E4 N2 E4 N8 W21 $ E45 N10 $ PTR= E15 FUS=[YR=2001] E15 S28 W15 N28 $ 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	2001	2001	3	86	3,010	
2	0810	CONCRETE A	0	100	0	0	952.00	SF	6.50	6.50	100	2001	2001	3	82	5,074	
3	0462	ST/AL FNC	0	100	0	0	609.00	SF	10.00	10.00	100	2006	2006	3	48	2,923	
4	0861	POOL GUNIT	0	100	26	14	364.00	SF	85.00	85.00	100	2017	2017	3	87	26,918	
5	0855	CONC PAVER	0	100	0	0	581.00	SF	10.00	10.00	100	2017	2017	3	97	5,636	
6	0910	SCRN RM L	0	100	45	32	1,440.00	SF	15.00	15.00	100	2017	2017	3	82	17,712	

LAND DESCRIPTION

TOTAL OB/XF 61,273

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 04/04/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS