

LOT 166
IN OR 1618/1535
NORTH HAMPTON PHASE 1 PB 6/215

LENZ VERONICA
86099 MORICHES DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0166-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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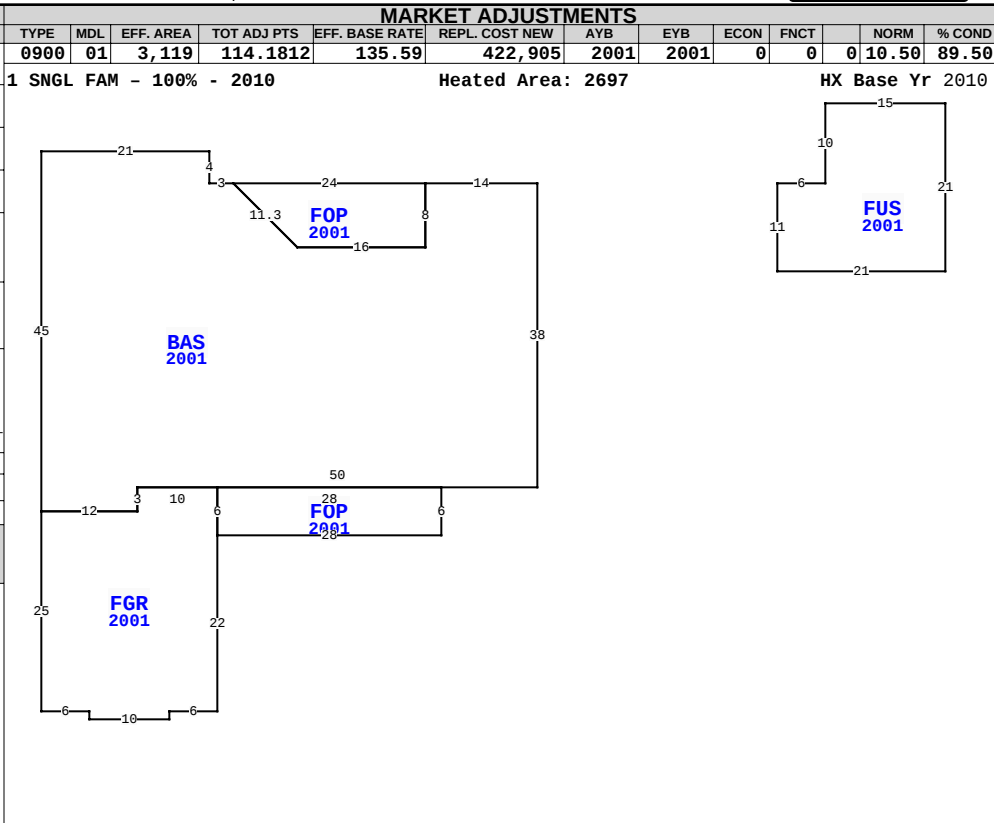
NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,316	100	2,316	281,053
FGR	590	55	324	39,318
FOP	160	30	48	5,825
FOP	168	30	50	6,068
FUS	381	100	381	46,236

TOTALS	3,615		3,119	378,500
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	1,525.00	SF	5.20
3	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	760.00	SF	7.25
5	0911	SCRN RM A	0	100	0	0	1,248.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00



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

86099 MORICHES DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					378,500				
TOTAL MARKET OB/XF VALUE					28,062				
TOTAL LAND VALUE - MARKET					127,500				
TOTAL MARKET VALUE					534,062				
SOH/AGL Deduction					279,062				
ASSESSED VALUE					255,000				
TOTAL EXEMPTION VALUE					HX HB VX WX 60,000				
BASE TAXABLE VALUE					195,000				
TOTAL JUST VALUE					534,062				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					414,142				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1618/1535	5/06/2009	WD	Q	I	01	385,000	
GRANTOR: STUART MATHEW A & TAR							
GRANTEE: LENZ ROBERT & VERON							
1016/1177	10/30/2001	WD	Q	I		271,000	
GRANTOR: BEAZER HOMES CORP							
GRANTEE: STUART MATHEW & TAR							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2001] W14 FOP=[YR=2001] W24 D8 R8 E16 N8 \$ S8 W16 U8 L8 W3 N4 W21 S45 FGR=[YR=2001] S25 E6 S1 E10 N1 E6 N22 FOP=[YR=2001] E28 N6 W28 S6 \$ N6 W10 S3 W12 \$ E12 N3 E50 N38 \$ PTR= E30 FUS=[YR=2001] E6 N10 E15 S21 W21 N11 \$ W30 \$.									