

LOT 167
IN OR 1335/1747
NORTH HAMPTON PHASE 1 PB 6/215

PUENTES JORGE & RANDI
86125 MORICHES DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0167-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,664	100	2,664	318,761
FGR	640	55	352	42,118
FOP	40	30	12	1,436
FOP	144	30	43	5,145
FUS	358	100	358	42,836

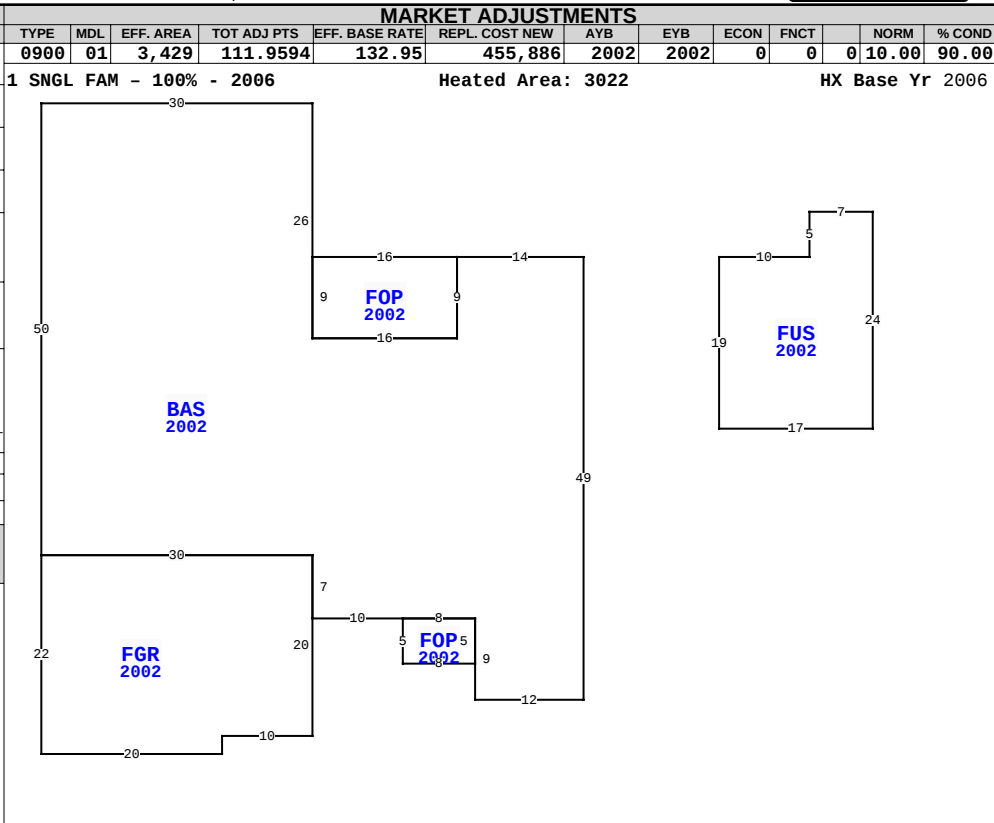
TOTALS	3,846		3,429	410,297
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EXTRA FEATURES

L N	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	0811	CONCRETE B	0	100	0	0	1,736.00	SF	5.20	5.20	100	2002	2002	3	83	7,493	
2	0911	SCRN RM A	0	100	30	31	930.00	SF	17.50	17.50	100	2002	2002	3	21	3,418	
3	0861	POOL GUNIT	0	100	0	0	345.00	SF	85.00	85.00	100	2002	2002	3	32	9,384	
4	0845	KOOL DECK	0	100	0	0	585.00	SF	7.25	7.25	100	2002	2002	3	83	3,520	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



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

86125 MORICHES DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		410,297
TOTAL MARKET OB/XF VALUE		26,860
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		564,657
SOH/AGL Deduction		293,461
ASSESSED VALUE		271,196
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,196
TOTAL JUST VALUE		564,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209943	SWIM POOL	5,000	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1335/1747	7/25/2005	WD	Q	I		450,000
GRANTOR: MEKARA MICHAEL T SR &						
GRANTEE: PUENTES JORGE & RAN						
1055/0054	5/10/2002	WD	Q	I		290,100
GRANTOR: BEAZER HOMES CORP						
GRANTEE: MEKARA MICHAEL SR &						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2002] W14 FOP=[YR=2002] W16 S9 E16 N9 \$ S9 W16 N26 W30 S50 FGR=[YR=2002] S22 E20 N2 E10 N20 W30 \$ E30 S7 E10 FOP=[YR=2002] S5 E8 N5 W8 \$ E8 S9 E12 N49 \$ PTR= E15 FUS=[YR=2002] E10 N5 E7 S24 W17 N19 \$ W15 \$.