

LOT 170
IN OR 1732/1941
NORTH HAMPTON PHASE 1 PB 6/215

DANIEL JAMES M & DEVONNE S
7808 TIPP CANAL RD
TIPP CITY, OH 45371

2023

12-2N-27-1460-0170-0000



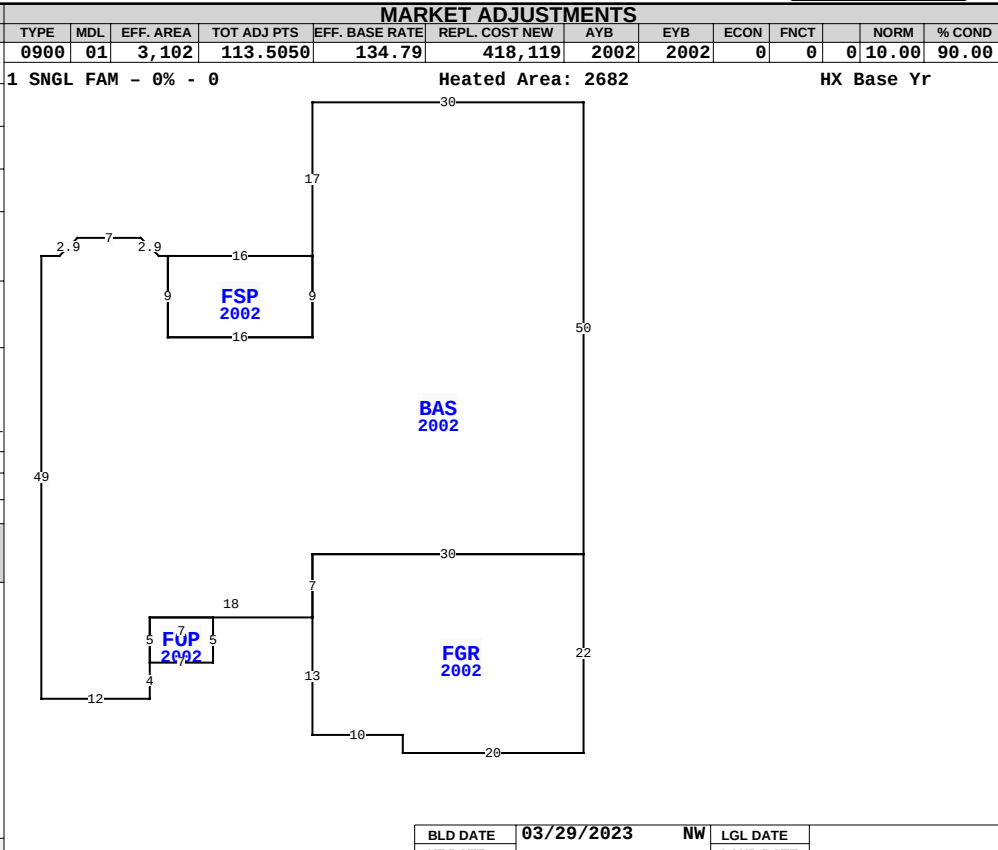
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	2,682	100	2,682	325,356
FGR	640	55	352	42,701
FOP	35	30	10	1,213
FSP	144	40	58	7,036
TOTALS	3,501		3,102	376,307

TOTALS		3,561	3,102	376,567			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	0	0	0	
2	0851	PATIO STON	0	0	0	0	
3	0500	FP-PRE FAB	0	0	0	0	
4	0462	ST/AL FNC	0	0	334	0	
5	0810	CONCRETE A	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	0	
					</



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
86142 MORICHES DR, FERNANDINA BEACH				

TOTAL OB/XF		21,468
-------------	--	--------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			376,307
TOTAL MARKET OB/XF VALUE			21,468
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			525,275
SOH/AGL Deduction			100,486
ASSESSED VALUE			424,789
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			424,789
TOTAL JUST VALUE			525,275
NCON VALUE			3,575
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			397,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1732/1941	4/08/2011	WD	Q	I	02	362,500	
GRANTOR: HIGGINBOTHAM WILLIAM							
GRANTEE: DANIEL JAMES M & DE							
1073/0717	8/07/2002	WD	Q	I		328,500	
GRANTOR: WILSON MARLIN P & CHE							
GRANTEE: HIGGINBOTHAM WM & S							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] W30 S17 FSP=[YR=2002] W16 S9 E16 N9 S S9 W16 N9 W1 U2 L2 W7 D2 L2 W2 S49 E12 N4 FOP=[YR=2002] E7 N5 W7 S5 S N5 E18 FGR=[YR=2002] S13 E10 S2 E20 N22 W30 S7 S N7E30 N50 \$.	