LOT 173
NORTH HAMPTON PHASE 1 PB 6/215

MARKS ROSALIE G L/E/
86106 MORICHES DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0173-0000

BUILDING CHARACTERISTICS

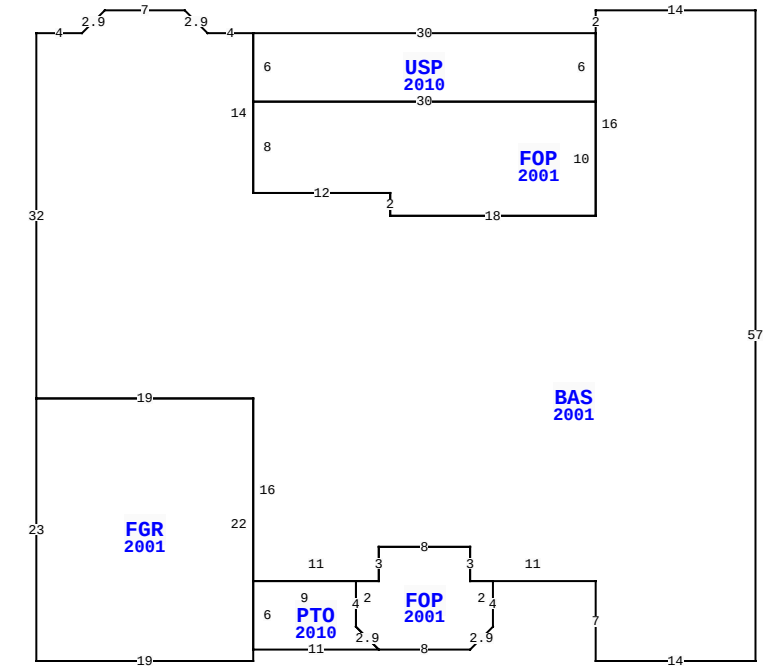
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,384	100	2,384	307,695
FGR	437	55	240	30,976
FOP	92	30	28	3,614
FOP	276	30	83	10,712
PTO	56	5	3	387
USP	180	30	54	6,970
TOTALS	3,425		2,792	360,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,792	118.1376	140.29	391,690	2001	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2023 Heated Area: 2384 HX Base Yr 2023



86106 MORICHES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		360,355
TOTAL MARKET OB/XF VALUE		7,513
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		495,368
SOH/AGL Deduction		109,534
ASSESSED VALUE		385,834
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		335,834
TOTAL JUST VALUE		495,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006068	ROOF	23,123	07/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0643	12/16/2022	WD	U	I	11	100
GRANTOR: MARKS ROSALIE G						
GRANTEE: MARKS ROBERT E JR &						
2582/1037	7/29/2022	WD	Q	I	01	559,000
GRANTOR: WYATT OTIS W & MELANI						
GRANTEE: MARKS ROSALIE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 S2 USP=[YR=2010] W30 S6 FOP=[YR=2001] E30 S10 W18 N2 W12 N8 $ E30 N6 $ S16 W18 N2 W12 N14 W4 U2 L2 W7 D2 L2 W4 S32 FGR=[YR=2001] S23 E19 N1 PTO=[YR=2010] E11 FOP=[YR=2001] E8 U2 R2 N4 W2 N3 W8 S3 W2 S4 D2 R2 $ U2 L2 N4 W9 S6 $ N22 W19 $ E19 S16 E11 N3 E8 S3 E11 S7 E14 N57 $.

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	0811	CONCRETE B	0	100	0	0	1,056.00	SF	5.20	5.20	100	2001	2001	3	82	4,503	

LAND DESCRIPTION

TOTAL OB/XF 7,513

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	000134	C	SFR POND	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