LOT 176
NORTH HAMPTON PHASE 1 PB 6/215

LEWIS DENNIS D & BRIDGET
86068 MORICHES DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0176-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 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

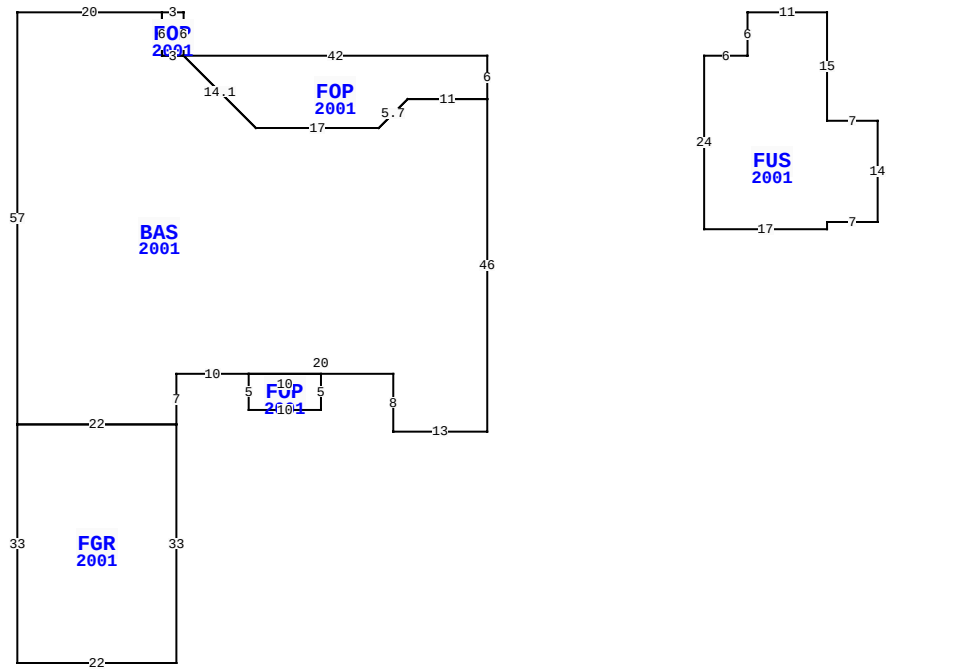
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,920	100	2,920	354,014
FGR	726	55	399	48,374
FOP	18	30	5	606
FOP	50	30	15	1,819
FOP	318	30	95	11,517
FUS	572	100	572	69,348
TOTALS	4,604		4,006	485,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,006	110.9724	131.78	527,911	2001	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2022 Heated Area: 3492 HX Base Yr 2022



86068 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		485,678
TOTAL MARKET OB/XF VALUE		35,876
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		649,054
SOH/AGL Deduction		118,325
ASSESSED VALUE		530,729
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		480,729
TOTAL JUST VALUE		649,054
NCON VALUE		35,876
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2489/1918	8/19/2021	WD	Q	I	01	595,000
GRANTOR: SHAFER KENNETH W & EL						
GRANTEE: LEWIS DENNIS D & BR						
1022/0263	11/30/2001	WD	Q	I		326,300
GRANTOR: BEAZER HOMES CORP						
GRANTEE: SHAFER KENNETH W &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W42 FOP=[YR=2001] N6 W3 BAS=[YR=2001] W20 S57 FGR=[YR=2001] S33 E22 N33 W22 $ E22 N7 E10 FOP=[YR=2001] S5 E10 N5 W10 $ E20 S8 E13 N46 W11 D4 L4 W17 U10 L10 W3 N6 $ S6 E3 $ D10 R10 E17 U4 R4 E11 N6 $ PTR= E30 FUS=[YR=2001] E6 N6 E11 S15 E7 S14 W7 S1 W17 N24 $ W30 $.

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	0855	CONC PAVER	0	100	0	0	1,682.00	SF	10.00	10.00	100	2022	2022	3	100	16,820	
3	0462	ST/AL FNC	0	100	0	0	1,944.00	SF	10.00	10.00	100	2020	2020	3	95	18,468	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 35,876

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