LOT 162
IN OR 1110/718
NORTH HAMPTON PHASE 1 PB 6/215

HOUSTON WILLIAM & COLLEEN
804 TINGEY CRES SE
WASHINGTON, DC 20003

2024

12-2N-27-1460-0162-0000

BUILDING CHARACTERISTICS

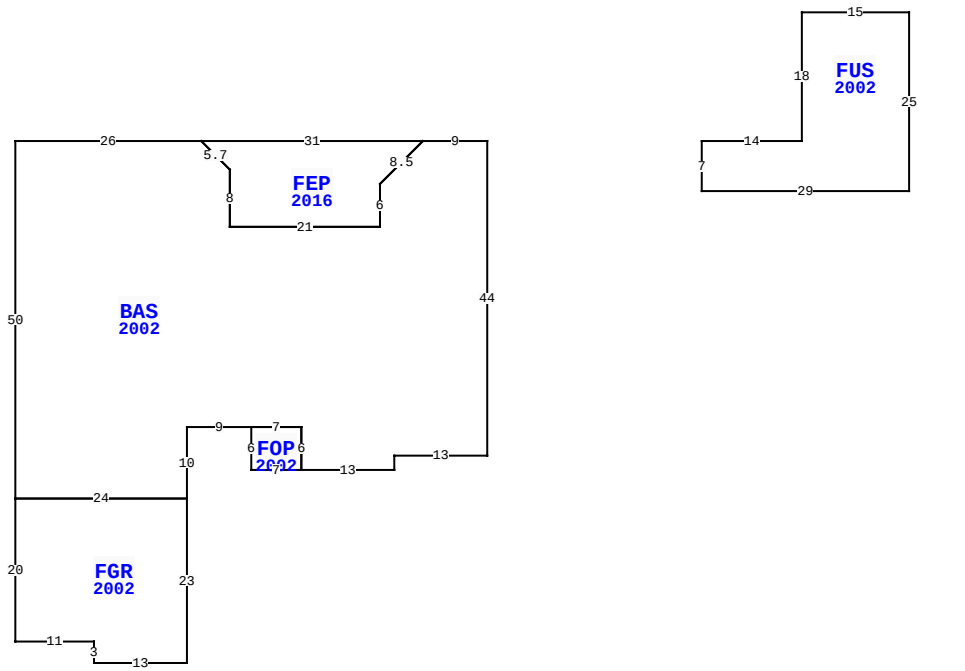
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	2,732	100	2,732	338,158
FEP	278	80	222	27,479
FGR	519	55	285	35,276
FOP	42	30	13	1,609
FUS	473	100	473	58,546
TOTALS	4,044		3,725	461,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,725	107.6355	134.54	501,162	2002	2007	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2003 Heated Area: 3205 HX Base Yr 2003



86029 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		461,069
TOTAL MARKET OB/XF VALUE		16,103
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		604,672
SOH/AGL Deduction		323,813
ASSESSED VALUE		280,859
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		225,859
TOTAL JUST VALUE		604,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009381	REPAIR/RRF	19,900	10/29/2020
B0210310	XFOB	500	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1110/0718	1/30/2003	WD	U	I	21	317,700
GRANTOR: BEAZER HOMES CORP						
GRANTEE: HOUSTON WILLIAM & C						
1014/1597	10/22/2001	WD	U	V	19	305,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: BEAZER HOMES CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W9 FEP=[YR=2016] W31 D4 R4 S8 E21 N6 U6 R6 $ D6 L6 S6 W21 N8 U4 L4 W26 S50 FGR=[YR=2002] S20 E11 S3 E13 N23 W24 $ E24 N10 E9 FOP=[YR=2002] S6 E7 N6 W7 $ E7 S6 E13 N2 E13 N44 $ PTR= E30 FUS=[YR=2002] E14 N18 E15 S25 W29 N7 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	1,286.00	SF	5.20	5.20	100	2002	2002	3	82	5,484	
3	1076	TRELLIS A	0	100	11	11	121.00	SF	7.50	7.50	100	2013	2013	3	71	644	
4	1129	STONE 8"	0	100	27	0	81.00	SF	15.75	15.75	100	2013	2013	3	98	1,250	
5	0855	CONC PAVER	0	100	0	0	608.00	SF	10.00	10.00	100	2013	2013	3	94	5,715	

LAND DESCRIPTION

TOTAL OB/XF 16,103

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	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							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS