



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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
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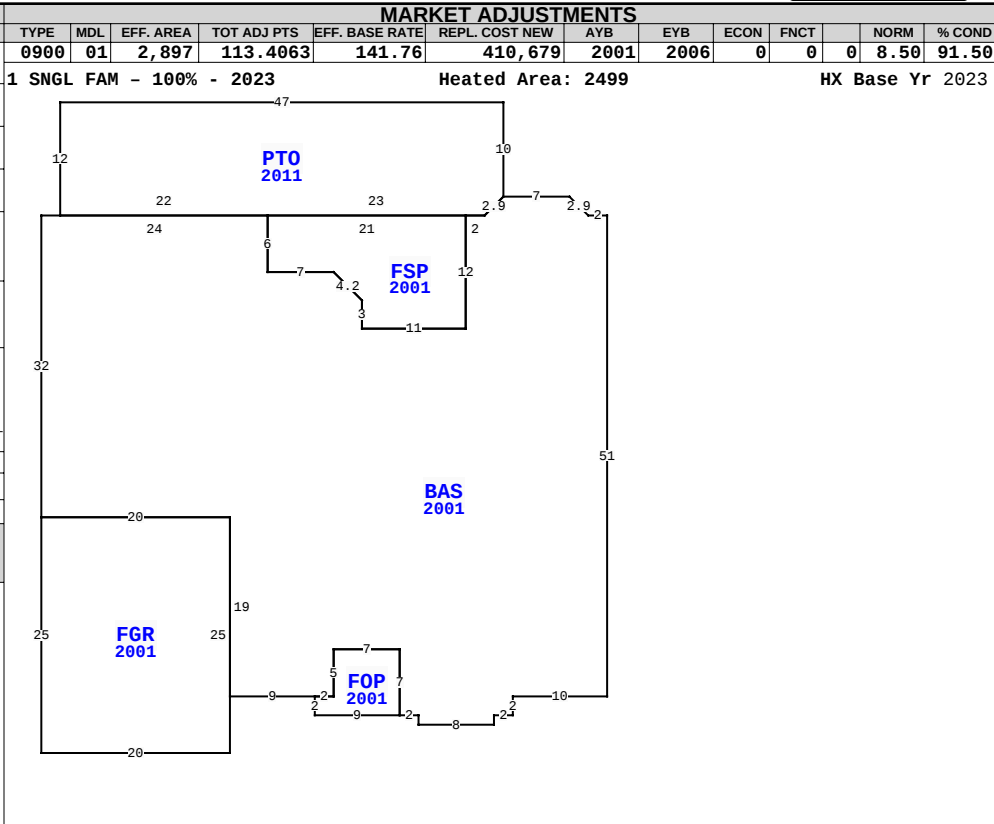
NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,499	100	2,499	324,146
FGR	500	55	275	35,670
FOP	53	30	16	2,075
FSP	197	40	79	10,247
PTO	562	5	28	3,632

TOTALS	3,811		2,897	375,771
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	0810	CONCRETE A	0	100	0	0	721.00	SF	6.50	6.50	100	2001	2001	3	80	3,749	



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

86039 MORICHES DR, FERNANDINA BEACH

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							

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		375,771
TOTAL MARKET OB/XF VALUE		6,724
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		509,995
SOH/AGL Deduction		1,916
ASSESSED VALUE		508,079
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		458,079
TOTAL JUST VALUE		509,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007930	REPAIR/RRF	0	09/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2593/1471	9/21/2022	WD	U	I	11	100

GRANTOR:UMBARGER MARY J & DAV						
GRANTEE:UMBARGER LIVING TRU						
2515/0558	11/16/2021	WD	Q	I	02	439,000
GRANTOR:STEIGER JOSHUA & JENN						
GRANTEE:UMBARGER MARY JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W 2 U2 L2 W7 PTO=[YR=2011] N10 W47 S12 E22
FSP=[YR=2001] E21 S12 W11 N3 U3 L3 W7 N6 \$ E23 U2 R2 \$
D2 L2 W2 S12 W11 N3 U3 L3 W7 N6 W24 S32 FGR=[YR=2001] S25
E20 N25 W20 \$ E20 S19 E9 FOP=[YR=2001] S2 E9 N7 W7 S5 W2 \$
E2 N5 E7 S7 E2 S1 E8 N1 E2 N2 E10 N51 \$.