LOT 165
IN OR 1031/1188
NORTH HAMPTON PHASE 1 PB 6/215

PETERS WILLIAM P & ELIZABETH
86083 MORICHES DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0165-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

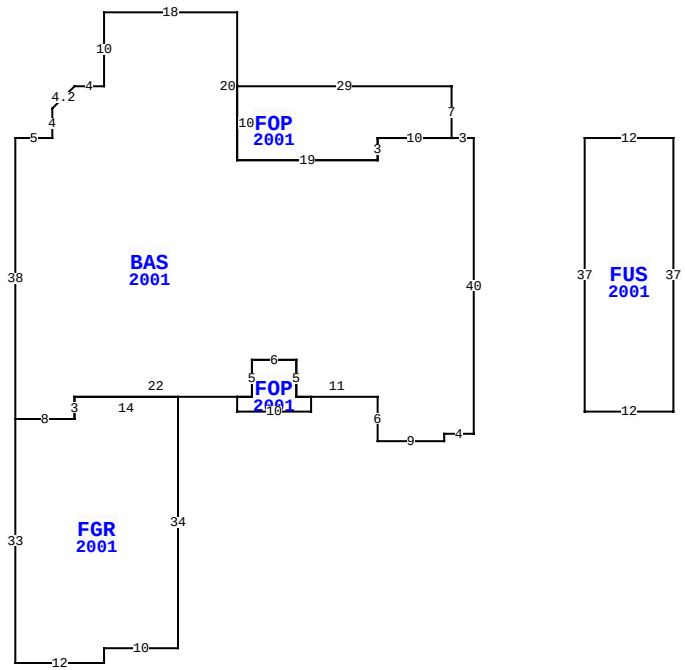
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,532	100	2,532	340,140
FGR	748	55	411	55,212
FOP	50	30	15	2,015
FOP	260	30	78	10,478
FUS	444	100	444	59,645
TOTALS	4,034		3,480	467,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,480	120.7500	150.94	525,271	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2007 Heated Area: 2976 HX Base Yr 2007



86083 MORICHES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		467,491
TOTAL MARKET OB/XF VALUE		27,348
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		622,339
SOH/AGL Deduction		324,622
ASSESSED VALUE		297,717
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		247,717
TOTAL JUST VALUE		622,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		603,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24208	REMODEL	9,665	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1031/1188	1/17/2002	WD	U	I	21	282,500
GRANTOR: BEAZER HOMES CORP						
GRANTEE: PETERS WILLIAM P &						
0982/0693	4/19/2001	WD	U	V	19	137,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: BEAZER HOMES CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W3 FOP=[YR=2001] N7 W29 S10 E19 N3 E10$ W10 S3 W19 N20 W18 S10 W4 D3 L3 S4 W5 S38 FGR=[YR=2001] S33 E12 N2 E10 N34 W14 S3 W8 $E8 N3 E22 FOP=[YR=2001] S2 E10 N2 W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E11 S6 E9 N1 E4 N40 $ PTR= E15FUS=[YR=2001] E12 S37 W12 N37 $ W15$.

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	0811	CONCRETE B	0	100	0	0	1,300.00	SF	5.20	5.20	100	2001	2001	3	80	5,408	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
3	0910	SCRN RM L	0	100	0	0	754.00	SF	15.00	15.00	100	2005	2005	3	24	2,714	
4	0861	POOL GUNIT	0	100	0	0	416.00	SF	85.00	85.00	100	2005	2005	3	40	14,144	
5	0845	KOOL DECK	0	100	0	0	338.00	SF	7.25	7.25	100	2005	2005	3	86	2,107	

LAND DESCRIPTION

TOTAL OB/XF 27,348

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 03/24/2020 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS