



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 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,316	100	2,316	294,201
FGR	590	55	324	41,158
FOP	160	30	48	6,097
FOP	168	30	50	6,352
FUS	381	100	381	48,398
TOTALS	3,615		3,119	396,206

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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0500	FP-PRE FAB	0	100	0	0			
2	0811	CONCRETE B	0	100	0	0			
3	0861	POOL GUNIT	0	100	0	0			
4	0845	KOOL DECK	0	100	0	0			
5	0911	SCRN RM A	0	100	0	0			

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D								
1	000135	C	SFR	CNSVTN	100									

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,119	114.1812	142.73	445,175	2001	2001	0	0	0	11.00	89.00
1 SNGL FAM - 100% - 2010 Heated Area: 2697 HX Base Yr 2010												

86099 MORICHES DR, FERNANDINA BEACH				BLD DATE		03/29/2023		NW		LGL DATE	
				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975		
1,525.00	SF	5.20	5.20	100	2001	2001	3	80	6,344		
392.00	SF	85.00	85.00	100	2001	2001	3	27	8,996		
760.00	SF	7.25	7.25	100	2001	2001	3	80	4,408		
1,248.00	SF	17.50	17.50	100	2001	2001	3	20	4,368		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		396,206	
TOTAL MARKET OB/XF VALUE		27,091	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		550,797	
SOH/AGL Deduction		288,147	
ASSESSED VALUE		262,650	
TOTAL EXEMPTION VALUE		HX HB VX WX 60,000	
BASE TAXABLE VALUE		202,650	
TOTAL JUST VALUE		550,797	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		534,062	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2719/1239	6/18/2024	LE	U	I	11	100
GRANTOR: LENZ VERONICA						
GRANTEE: GLACKIN DARBY						
1618/1535	5/06/2009	WD	Q	I	01	385,000
GRANTOR: STUART MATHEW A & TAR						
GRANTEE: LENZ ROBERT & VERON						

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=2001] W14 FOP=[YR=2001] W24 D8 R8 E16 N8 \$ S8 W16 U8 L8 W3 N4 W21 S45 FGR=[YR=2001] S25 E6 S1 E10 N1 E6 N22 FOP=[YR=2001] E28 N6 W28 S6 \$ N6 W10 S3 W12 \$ E12 N3 E50 N38 \$ PTR= E30 FUS=[YR=2001] E6 N10 E15 S21 W21 N11 \$ W30 \$.														