

LOT 168
IN OR 2323/743
NORTH HAMPTON PHASE 1 PB 6/215

GRAY JOSHUA C & JENNIFER T
86135 MORICHES DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0168-0000



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		4 100
Bathrooms		3 100
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

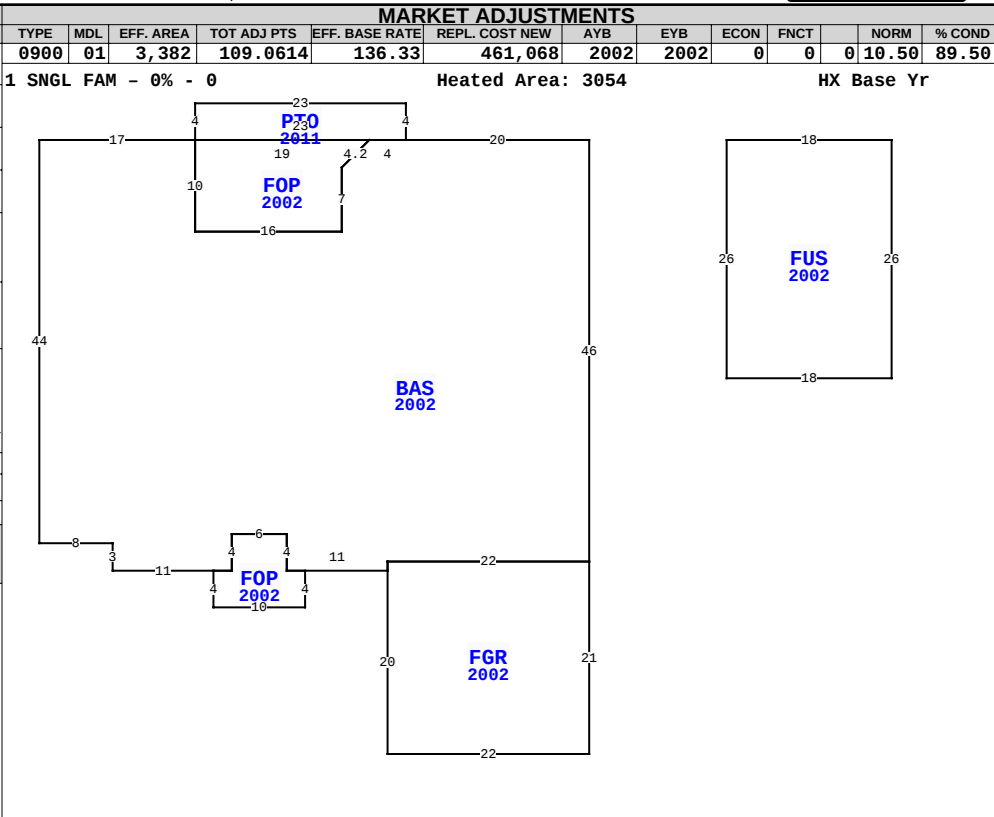
NEIGHBORHOOD/LOC 4043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,586	100	2,586	315,531
FGR	462	55	254	30,992
FOP	64	30	19	2,318
FOP	165	30	50	6,101
FUS	468	100	468	57,103
PTO	92	5	5	610

TOTALS	3,837		3,382	412,656
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	779.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00

REVIEW DATE 01/06/2023 BY NWA



86135 MORICHES DR, FERNANDINA BEACH

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	779.00	SF	6.50

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	779.00	SF	6.50

Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	412,656		
TOTAL MARKET OB/XF VALUE	7,162		
TOTAL LAND VALUE - MARKET	127,500		
TOTAL MARKET VALUE	547,318		
SOH/AGL Deduction	141,501		
ASSESSED VALUE	405,817		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	405,817		
TOTAL JUST VALUE	547,318		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	528,951		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209700	NEW CONSTR	286,561	06/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2323/0743	11/21/2019	QC	U	I	11
GRANTOR: GRAY JOSHUA C & JENNI					
GRANTEE: GRAY JOSHUA C & JEN					
1180/1734	10/15/2003	WD	Q	I	
GRANTOR: BEAZER HOMES CORP					
GRANTEE: GRAY JOSHUA & JENNI					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2002] W20PT0=[YR=2011] N4 W23 S4 E23\$W4					
FOP=[YR=2002] W19 S10 E16 N7 R3 U3 \$ D3 L3 S7 W16 N10					
W17 S44 E8 S3 E11 FOP=[YR=2002] S4 E10 N4 W2 N4 W6 S4 W2 \$					
E2 N4 E6 S4 E11 FGR=[YR=2002] S20 E22 N21 W22 S1 \$ N1 E22					
N46 \$ PTR= E15 FUS=[YR=2002] E18 S26 W18 N26 \$ W15 \$.					

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	779.00	SF	6.50

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