LOT 171
IN OR 1726/142
NORTH HAMPTON PHASE 1 PB 6/215

SANDERS DAVID B & REGENA M
86136 MORICHES DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0171-0000

BUILDING CHARACTERISTICS

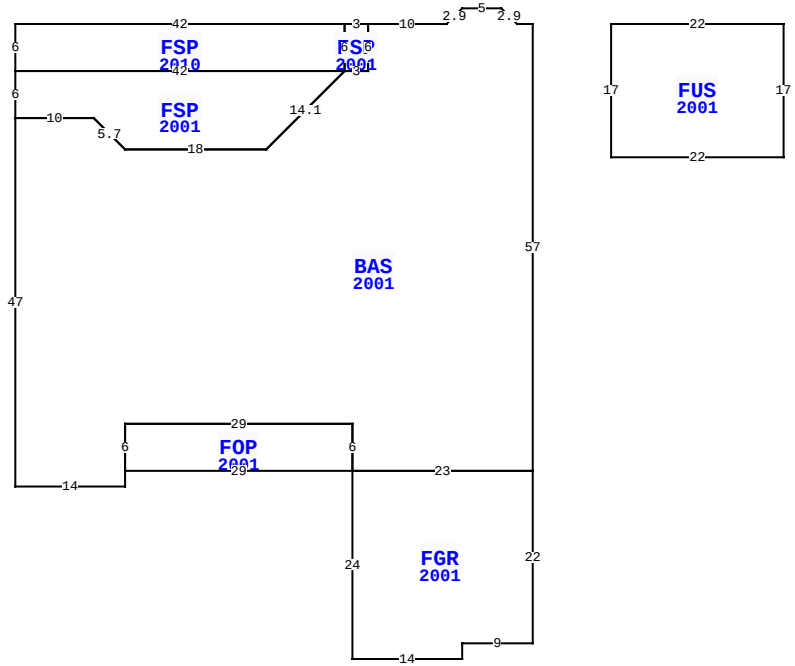
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,038	100	3,038	366,458
FGR	534	55	294	35,464
FOP	174	30	52	6,272
FSP	18	40	7	845
FSP	322	40	129	15,560
FSP	252	40	101	12,183
FUS	374	100	374	45,113
TOTALS	4,712		3,995	481,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,995	105.4620	131.83	526,661	2001	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2012 Heated Area: 3412 HX Base Yr 2012



86136 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		481,895
TOTAL MARKET OB/XF VALUE		8,874
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		618,269
SOH/AGL Deduction		271,473
ASSESSED VALUE		346,796
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		296,796
TOTAL JUST VALUE		618,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000860	REPAIR/RRF	25,000	01/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1726/0142	2/18/2011	WD	U	I	12	390,000
GRANTOR: BRADDOCK MICHAEL S &						
GRANTEE: SANDERS DAVID B & R						
1340/1790	8/11/2005	QC	U	I	01	100
GRANTOR: BRADDOCK MICHAEL S &						
GRANTEE: BRADDOCK MICHAEL S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 U2 L2 W5 D2 L2 W10 FSP=[YR=2001] W3 FSP=[YR=2010] W42 S6 FSP=[YR=2001] S6 E10 D4 R4 E18 U10 R10 W42 $ E42 N6 $ S6 E3 N6 $ S6 W3 D10 L10 W18 U4 L4 W10 S47 E14 N2 FOP=[YR=2001] E29 FGR=[YR=2001] S24 E14 N2 E9 N22 W23$ N6 W29 S6 $ N6 E29 S6 E23 N57 $ PTR= E10 FUS=[YR=2001] E22 S17 W22 N17 $ W10$.

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	2001	2001	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	1,418.00	SF	5.20	5.20	100	2001	2001	3	80	5,899	

LAND DESCRIPTION

TOTAL OB/XF 8,874

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	000134	C	SFR POND	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