

LOT 177  
IN OR 1107/1390  
NORTH HAMPTON PHASE 1 PB 6/215

THOMAS ALLEN & CAROL  
86052 MORICHES DRIVE  
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0177-0000



| 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            | 12 | HARDWOOD 60    |
| Interior Floo            | 11 | CLAY TILE 40   |
| 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 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4043.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,466            | 100         | 2,466        | 335,451              |
| FGR       | 500              | 55          | 275          | 37,409               |
| FOP       | 90               | 30          | 27           | 3,673                |
| FSP       | 456              | 40          | 182          | 24,758               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,512 |  | 2,950 | 401,290 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00   | UT | 3,500.00 | 3,500.00       |       |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 735.00 | SF | 5.20     | 5.20           |       |
| 3              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 60.00  | SF | 10.00    | 10.00          |       |
| 4              | 0858       | SCULP CONC  | 0   | 100 | 0 | 0 | 458.00 | SF | 13.00    | 13.00          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000136   | C   | SFR INT              | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |       |

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |   |      |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 0900                     | 01  | 2,950     | 117.6504    | 147.06         | 433,827        | 2003 | 2008 |      | 0    | 0 | 7.50 | 92.50  |
| 1 SNGL FAM - 100% - 2004 |     |           |             |                |                |      |      |      |      |   |      |        |
| Heated Area: 2466        |     |           |             |                |                |      |      |      |      |   |      |        |
| HX Base Yr 2004          |     |           |             |                |                |      |      |      |      |   |      |        |
|                          |     |           |             |                |                |      |      |      |      |   |      |        |

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

|                                     |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 86052 MORICHES DR, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 4              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 401,290     |
| TOTAL MARKET OB/XF VALUE  |  |  | 12,437      |
| TOTAL LAND VALUE - MARKET |  |  | 85,000      |
| TOTAL MARKET VALUE        |  |  | 498,727     |
| SOH/AGL Deduction         |  |  | 259,524     |
| ASSESSED VALUE            |  |  | 239,203     |
| TOTAL EXEMPTION VALUE     |  |  | 50,000      |
| BASE TAXABLE VALUE        |  |  | 189,203     |
| TOTAL JUST VALUE          |  |  | 498,727     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 480,816     |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20008903   | REPAIR/RRF  | 25,149  | 10/16/2020 |
| B0209808   | NEW CONSTR  | 238,700 | 06/01/2002 |

| SALES DATA                   |            |           |     |     |        |            |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1107/1390                    | 1/16/2003  | WD        | Q   | I   |        | 257,200    |
| GRANTOR: BEAZER HOMES CORP   |            |           |     |     |        |            |
| GRANTEE: THOMAS ALLEN & CARO |            |           |     |     |        |            |
| 1014/1597                    | 10/22/2001 | WD        | U   | V   | 19     | 305,000    |
| GRANTOR: NORTH HAMPTON LLC   |            |           |     |     |        |            |
| GRANTEE: BEAZER HOMES CORP   |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2003] W14 FSP=[YR=2003] W30 S14 E12 S2 E18 N16 \$ S16 W18 N2 W12 N14 W4 U2 L2 W7 D2 L2 W4 S34 FGR=[YR=2003] S25 E20 N25 W20 \$ E20 S16 E9 FOP=[YR=2003] S6 E11N6 W2 N3 W8 S3 W1 \$ E1 N3 E8 S3 E11 S7 E14 N57 \$ . |  |  |  |  |  |  |  |  |  |  |  |