LOT 163
NORTH HAMPTON PHASE 1 PB 6/215

UMBARGER LIVING TRUST/UMBARGER DAVID M TRUSTEE
86039 MORICHES DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0163-0000

BUILDING CHARACTERISTICS

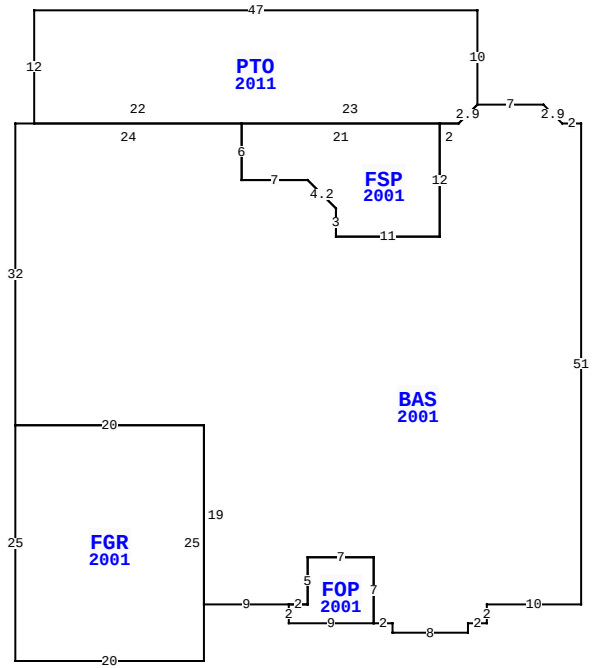
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,499	100	2001	2,499	340,431
FGR	500	55	2001	275	37,463
FOP	53	30	2001	16	2,179
FSP	197	40	2001	79	10,762
PTO	562	5	2011	28	3,815
TOTALS	3,811			2,897	394,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,897	113.4063	149.70	433,681	2001	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2023 Heated Area: 2499 HX Base Yr 2023



86039 MORICHES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		394,650
TOTAL MARKET OB/XF VALUE		6,642
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		528,792
SOH/AGL Deduction		5,979
ASSESSED VALUE		522,813
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		472,091
TOTAL JUST VALUE		528,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007930	REPAIR/RRF	0	09/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2593/1471	9/21/2022	WD	U	I	11	100
GRANTOR: UMBARGER MARY J & DAV						
GRANTEE: UMBARGER LIVING TRU						
2515/0558	11/16/2021	WD	Q	I	02	439,000
GRANTOR: STEIGER JOSHUA & JENN						
GRANTEE: UMBARGER MARY JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W 2 U2 L2 W7 PTO=[YR=2011] N10 W47 S12 E22 FSP=[YR=2001] E21 S12 W11 N3 U3 L3 W7 N6 $ E23 U2 R2 $ D2 L2 W2 S12 W11 N3 U3 L3 W7 N6 W24 S32 FGR=[YR=2001] S25 E20 N25 W20 $ E20 S19 E9 FOP=[YR=2001] S2 E9 N7 W7 S5 W2 $ E2 N5 E7 S7 E2 S1 E8 N1 E2 N2 E10 N51 $.

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	84	2,940	
2	0810	CONCRETE A	0	100	0	0	721.00	SF	6.50	6.50	100	2001	2001	3	79	3,702	

LAND DESCRIPTION

TOTAL OB/XF 6,642

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	RES NATURAL	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 11/20/2020 BY NWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS