LOT 167
IN OR 1335/1747
NORTH HAMPTON PHASE 1 PB 6/215

PUENTES JORGE & RANDI
86125 MORICHES DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0167-0000

BUILDING CHARACTERISTICS

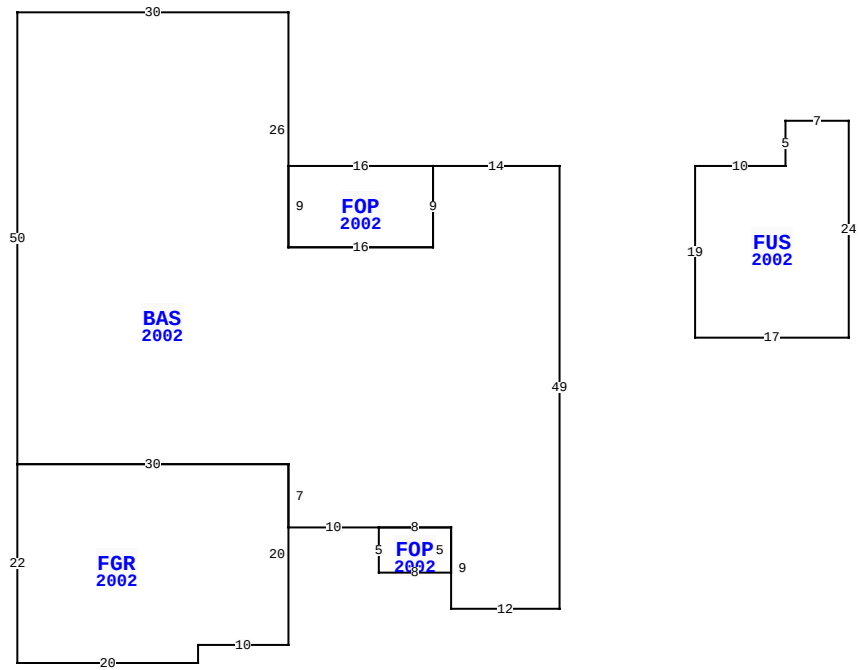
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,664	100	2002	2,664	350,405
FGR	640	55	2002	352	46,300
FOP	40	30	2002	12	1,578
FOP	144	30	2002	43	5,656
FUS	358	100	2002	358	47,089
TOTALS	3,846			3,429	451,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,429	111.9594	147.79	506,772	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2006 Heated Area: 3022 HX Base Yr 2006



86125 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		451,027
TOTAL MARKET OB/XF VALUE		24,763
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		603,290
SOH/AGL Deduction		315,857
ASSESSED VALUE		287,433
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		236,711
TOTAL JUST VALUE		603,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		582,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209943	SWIM POOL	5,000	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/1747	7/25/2005	WD	Q	I		450,000
GRANTOR: MEKARA MICHAEL T SR &						
GRANTEE: PUENTES JORGE & RAN						
1055/0054	5/10/2002	WD	Q	I		290,100
GRANTOR: BEAZER HOMES CORP						
GRANTEE: MEKARA MICHAEL SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 FOP=[YR=2002] W16 S9 E16 N9 $ S9 W16 N26 W30 S50 FGR=[YR=2002] S22 E20 N2 E10 N20 W30 $ E30 S7 E10 FOP=[YR=2002] S5 E8 N5 W8 $ E8 S9 E12 N49 $ PTR= E15 FUS=[YR=2002] E10 N5 E7 S24 W17 N19 $ W15 $.

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	0811	CONCRETE B	0	100	0	0	1,736.00	SF	5.20	5.20	100	2002	2002	3	80	7,222	
2	0911	SCRN RM A	0	100	30	31	930.00	SF	17.50	17.50	100	2002	2002	3	20	3,255	
3	0861	POOL GUNIT	0	100	0	0	345.00	SF	85.00	85.00	100	2002	2002	3	27	7,918	
4	0845	KOOL DECK	0	100	0	0	585.00	SF	7.25	7.25	100	2002	2002	3	80	3,393	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 24,763

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS