

DANIEL JAMES M & DEVONNE S
7808 TIPP CANAL RD
TIPP CITY, OH 45371

12-2N-27-1460-0170-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

1608WD FR STUC 100
IRREGULAR 100

0305COMP SHNGL 100
DRYWALL 100

1114CLAY TILE 50
CARPET 50

0304CENTRAL 100
AIR DUCTED 100

0204WOOD FRAME 100

1.001.100
0100NONE 100

TOTALS

3,501

3,102

413,648

EXTRA FEATURES

86142 MORICHES DR, FERNANDINA BEACH

L N

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

10811

CONCRETE B

0000

1,305.00

SF

5.20

5.20

100

2002

2002

3

80

5,429

20851

PATIO STON

0000

210.00

SF

0.75

0.75

100

2002

2002

3

80

126

30500

FP-PRE FAB

0000

1.00

UT

3,500.00

3,500.00

100

2002

2002

3

85

2,975

40462

ST/AL FNC

000334

1,336.00

SF

10.00

10.00

100

2011

2011

3

60

8,016

50810

CONCRETE A

0000

550.00

SF

6.50

6.50

100

2022

2022

3

99

3,539

LAND DESCRIPTION

TOTAL OB/XF

20,085

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000134

C

RES POND

0

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

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0900013,102113.5050149.83464,773200220020011.0089.00

1 SNGL FAM - 0% - 0Heated Area: 2682HX Base Yr

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

413,648

TOTAL MARKET OB/XF VALUE

20,085

TOTAL LAND VALUE - MARKET

127,500

TOTAL MARKET VALUE

561,233

SOH/AGL Deduction

47,238

ASSESSED VALUE

513,995

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

513,995

TOTAL JUST VALUE

561,233

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

542,229

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVALUERSNCDPRICE

1732/1941

4/08/2011

WD

Q

I

02

362,500

GRANTOR:HIGGINBOTHAM WILLIAM

GRANTEE:DANIEL JAMES M & DE

1073/0717

8/07/2002

WD

Q

I

328,500

GRANTOR:WILSON MARLIN P & CHE

GRANTEE:HIGGINBOTHAM WM & S

BUILDING NOTES

BAS=[YR=2002] W30 S17 FSP=[YR=2002] W16 S9 E16 N9 \$ S9 W16 N9 W1 U2 L2 W7 D2 L2 W2 S49 E12 N4 FOP=[YR=2002] E7 N5 W7 S5 \$ N5 E18 FGR=[YR=2002] S13 E10 S2 E20 N22 W30 S7 \$ N7E30 N50 \$.