LOT 175
IN OR 1021/532 & OR 1888/333
NORTH HAMPTON PHASE 1 PB 6/215

WONG ALEX
86082 MORICHES DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0175-0000

BUILDING CHARACTERISTICS

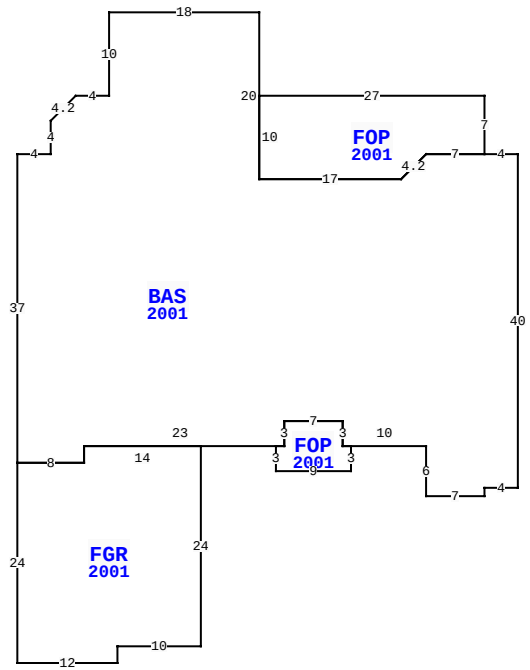
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,452	100	2001	2,452	344,985
FGR	536	55	2001	295	41,505
FOP	48	30	2001	14	1,970
FOP	245	30	2001	74	10,411
TOTALS	3,281			2,835	398,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,835	117.1296	154.61	438,319	2001	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2015 Heated Area: 2452 HX Base Yr 2015



86082 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		398,870
TOTAL MARKET OB/XF VALUE		7,787
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		534,157
SOH/AGL Deduction		235,702
ASSESSED VALUE		298,455
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,733
TOTAL JUST VALUE		534,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1888/0333	11/05/2013	QC	U	I	11	23,000
GRANTOR: WONG ALFRED						
GRANTEE: WONG ALEX						
1021/0532	11/27/2001	WD	Q	I		266,000
GRANTOR: BEAZER HOMES CORP						
GRANTEE: WONG ALEX & ALFRED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W4 FOP=[YR=2001] N7 W27 S10 E17 U3 R3 E7 $ W7 D3 L3 W17 N20 W18 S10 W4 D3 L3 S4 W4 S37 FGR=[YR=2001] S24 E12 N2 E10 N24 W14 S2 W8 $ E8 N2 E23 FOP=[YR=2001] S3E9 N3 W1 N3 W7 S3 W1 $ E1 N3 E7 S3 E10 S6 E7 N1 E4 N40 $.

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	0811	CONCRETE B	0	100	0	0	1,180.00	SF	5.20	5.20	100	2001	2001	3	79	4,847	

LAND DESCRIPTION

TOTAL OB/XF 7,787

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	RES 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 07/30/2025 BY SYS