LOT 162
NORTH HAMPTON PHASE 1 PB 6/215

HALL BRUCE H L/E/WELLS J SUZETTE L/E
86029 MORICHES DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0162-0000

BUILDING CHARACTERISTICS

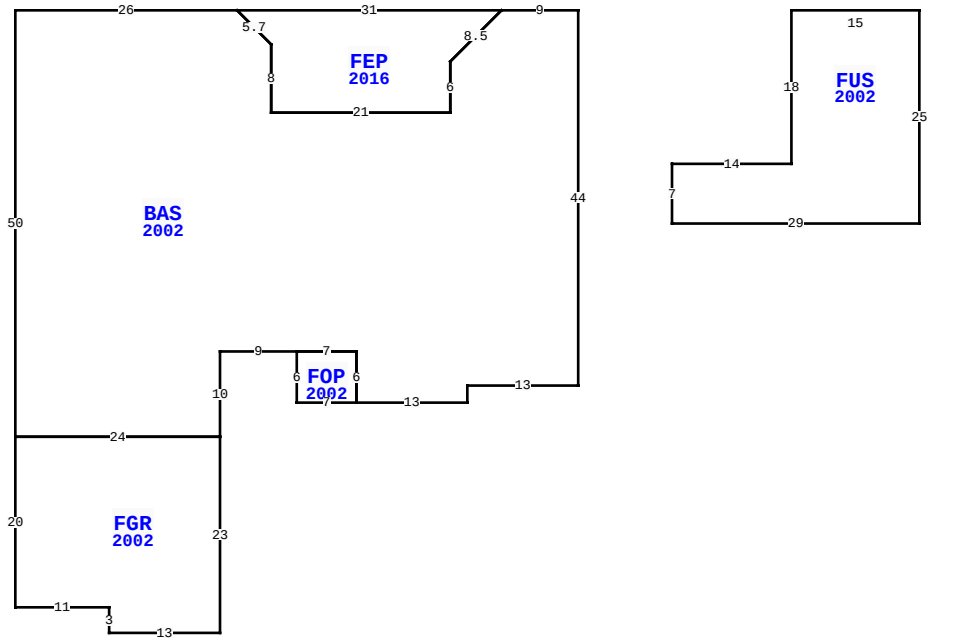
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,732	100	2002	2,732	336,948
FEP	278	80	2016	222	27,380
FGR	519	55	2002	285	35,150
FOP	42	30	2002	13	1,604
FUS	473	100	2002	473	58,337
TOTALS	4,044			3,725	459,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,725	100.2600	139.36	519,116	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2026 Heated Area: 3205 HX Base Yr 2026



86029 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		459,418
TOTAL MARKET OB/XF VALUE		3,757
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		590,675
SOH/AGL Deduction		252,367
ASSESSED VALUE		338,308
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		286,897
TOTAL JUST VALUE		590,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		593,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009381	REPAIR/RRF	19,900	10/29/2020
B0210310	XFOB	500	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2825/1037	10/28/2025	LE	U	I	11	100
GRANTOR: HALL BRUCE H L/E						
GRANTEE: HALLWELLS TRUST						
2777/413	3/21/2025	WD	Q	I	02	610,000
GRANTOR: HOUSTON WILLIAM & COL						
GRANTEE: HALL BRUCE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W9 D6L6 S6 W21 N8 U4L4 W26 S50 E24 N10 E9 E7 S6 E13 N2 E13 N44 $
FGR=[YR=2002;ORIG=-66,50] S20 E11 S3 E13 N23 W24 $
FUS=[YR=2002;ORIG=11,18] E14 N18 E15 S25 W29 N7 $
FEP=[YR=2016;ORIG=-9,0] W31 D4R4 S8 E21 N6 U6R6 $
FOP=[YR=2002;ORIG=-33,40] S6 E7 N6 W7 $
PTR=[ORIG=0,0] E30 W30 $
.

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	2002	2002	3	84	2,940	
3	1076	TRELLIS A	0	100	11	11	121.00	SF	7.50	7.50	100	2013	2013	3	90	817	

LAND DESCRIPTION

TOTAL OB/XF 3,757

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 07/09/2026 BY SYS