LOT 163
NORTH HAMPTON PHASE 1 PB 6/215

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

**2026**

**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 | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 03 | Quality Level 03 |

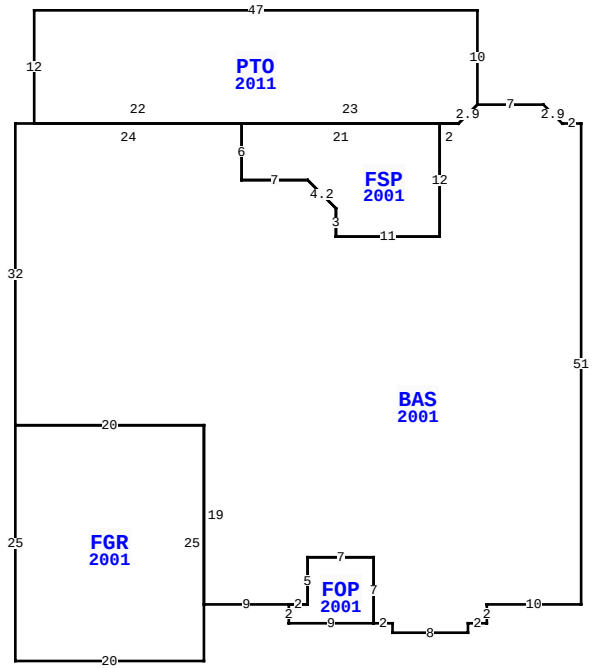
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,499 | 100 | 2001 | 2,499 | 337,630 |
| FGR | 500 | 55 | 2001 | 275 | 37,154 |
| FOP | 53 | 30 | 2001 | 16 | 2,161 |
| FSP | 197 | 40 | 2001 | 79 | 10,674 |
| PTO | 562 | 5 | 2011 | 28 | 3,783 |
| TOTALS | 3,811 | | | 2,897 | 391,403 |

## 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 | 110.4500 | 153.53 | 444,776 | 2001 | 2001 | 0 | 0 | 0 | 12.00 | 88.00 |

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 | | 391,403 |
| TOTAL MARKET OB/XF VALUE | | 2,905 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 521,808 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 521,808 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 470,397 |
| TOTAL JUST VALUE | | 521,808 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 528,792 |

| 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 | 83 | 2,905 | |

TOTAL OB/XF 2,905

## LAND DESCRIPTION

| 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS