

LOT 165
IN OR 1031/1188
NORTH HAMPTON PHASE 1 PB 6/215

PETERS WILLIAM P & ELIZABETH
86083 MORICHES DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0165-0000



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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAS	2,532	100
FGR	748	55
FOP	50	30
FOP	260	30
FUS	444	100

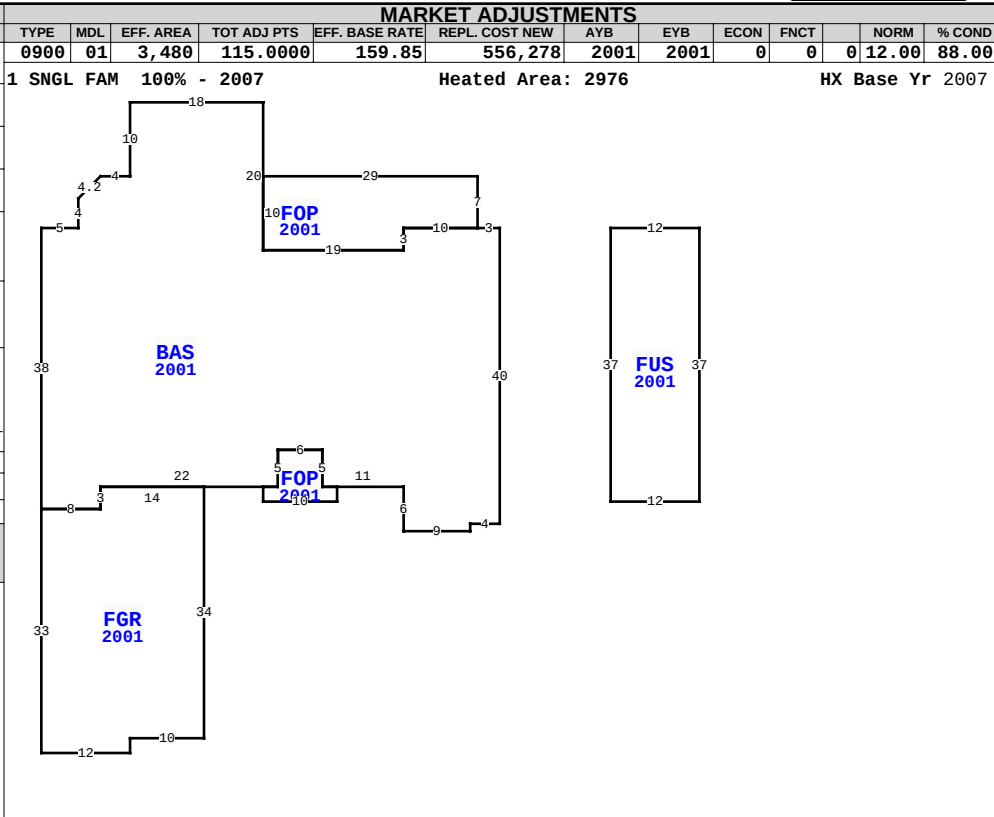
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,532	100	2001	2,532	356,171
FGR	748	55	2001	411	57,814
FOP	50	30	2001	15	2,110
FOP	260	30	2001	78	10,972
FUS	444	100	2001	444	62,456

TOTALS	4,034			3,480	489,525
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0911	SCRN RM A	0	100	0	0	754.00	SF	18.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100	0003	PUD	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0911	SCRN RM A	0	100	0	0	754.00	SF	18.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100	0003	PUD	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	489,525		
TOTAL MARKET OB/XF VALUE	48,255		
TOTAL LAND VALUE - MARKET	127,500		
TOTAL MARKET VALUE	665,280		
SOH/AGL Deduction	350,658		
ASSESSED VALUE	314,622		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	263,211		
TOTAL JUST VALUE	665,280		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	643,945		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24208	REMODEL	9,665	12/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1031/1188	1/17/2002	WD	U	I	21
GRANTOR: BEAZER HOMES CORP					282,500
GRANTEE: PETERS WILLIAM P &					
0982/0693	4/19/2001	WD	U	V	19
GRANTOR: NORTH HAMPTON LLC					137,000
GRANTEE: BEAZER HOMES CORP					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W3 FOP=[YR=2001] N7 W29 S10 E19 N3 E10\$ W10 S3 W19 N20 W18 S10 W4 D3 L3 S4 W5 S38 FGR=[YR=2001] S33 E12 N2 E10 N34 W14 S3 W8 \$E8 N3 E22 FOP=[YR=2001] S2 E10 N2 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E11 S6 E9 N1 E4 N40 \$ PTR=E15FUS=[YR=2001] E12 S37 W12 N37 \$ W15\$.									