LOT 168
IN OR 2323/743
NORTH HAMPTON PHASE 1 PB 6/215

GRAY JOSHUA C & JENNIFER T
86135 MORICHES DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0168-0000

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

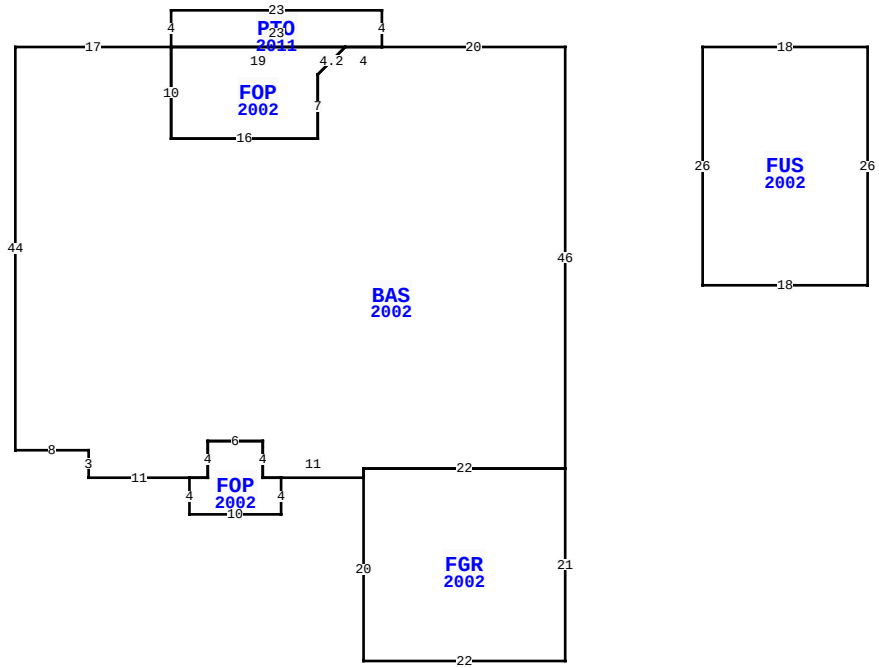
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,586	100	2002	2,586	330,430
FGR	462	55	2002	254	32,456
FOP	64	30	2002	19	2,428
FOP	165	30	2002	50	6,389
FUS	468	100	2002	468	59,799
PTO	92	5	2011	5	639
TOTALS	3,837			3,382	432,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,382	103.8680	144.38	488,293	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 0% - 0 Heated Area: 3054 HX Base Yr



86135 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	432,139
TOTAL MARKET OB/XF VALUE	2,940
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	562,579
SOH/AGL Deduction	71,540
ASSESSED VALUE	491,039
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	491,039
TOTAL JUST VALUE	562,579
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	567,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209700	NEW CONSTR	286,561	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2323/0743	11/21/2019	QC	U	I	11	100
GRANTOR: GRAY JOSHUA C & JENNI						
GRANTEE: GRAY JOSHUA C & JEN						
1180/1734	10/15/2003	WD	Q	I		270,000
GRANTOR: BEAZER HOMES CORP						
GRANTEE: GRAY JOSHUA & JENNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W20PTO=[YR=2011] N4 W23 S4 E23$W4
FOP=[YR=2002] W19 S10 E16 N7 R3 U3 $ D3 L3 S7 W16 N10
W17 S44 E8 S3 E11 FOP=[YR=2002] S4 E10 N4 W2 N4 W6 S4 W2 $
E2 N4 E6 S4 E11 FGR=[YR=2002] S20 E22 N21 W22 S1 $ N1 E22
N46 $ PTR= E15 FUS=[YR=2002] E18 S26 W18 N26 $ W15 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	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 PRINTED 07/09/2026 BY SYS