

LOT 170
IN OR 1732/1941
NORTH HAMPTON PHASE 1 PB 6/215

DANIEL JAMES M & DEVONNE S
7808 TIPP CANAL RD
TIPP CITY, OH 45371

2026

12-2N-27-1460-0170-0000



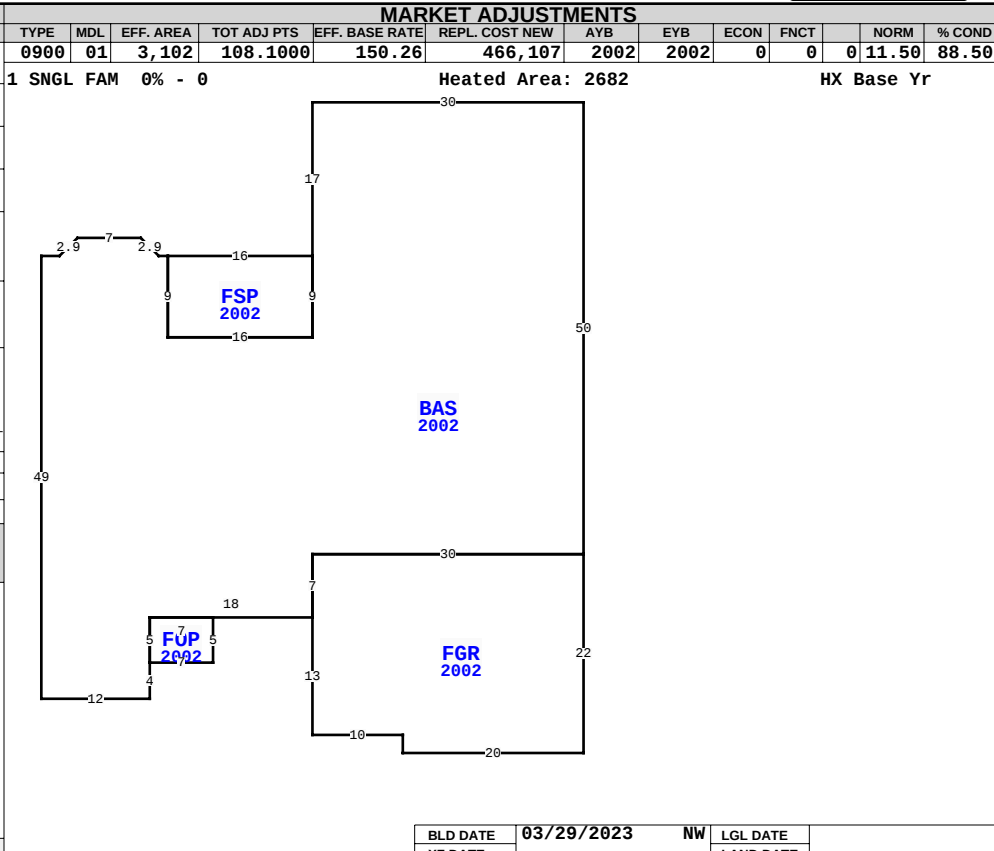
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,682	100	2002	2,682	356,652
FGR	640	55	2002	352	46,809
FOP	35	30	2002	10	1,330
FSP	144	40	2002	58	7,713
TOTALS	3,501			3,102	412,505

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
86142 MORICHES DR, FERNANDINA BEACH				

TOTAL OB/XF									
2,940									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	412,505		
TOTAL MARKET OB/XF VALUE	2,940		
TOTAL LAND VALUE - MARKET	127,500		
TOTAL MARKET VALUE	542,945		
SOH/AGL Deduction	0		
ASSESSED VALUE	542,945		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	542,945		
TOTAL JUST VALUE	542,945		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	561,233		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1732/1941	4/08/2011	WD	Q	I	02	362,500
GRANTOR: HIGGINBOTHAM WILLIAM						
GRANTEE: DANIEL JAMES M & DE						
1073/0717	8/07/2002	WD	Q	I		328,500
GRANTOR: WILSON MARLIN P & CHE						
GRANTEE: HIGGINBOTHAM WM & S						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2002] W30 S17 FSP=[YR=2002] W16 S9 E16 N9 \$ S9 W16 N9 W1 U2 L2 W7 D2 L2 W2 S49 E12 N4 FOP=[YR=2002] E7 N5 W7 S5 \$ N5 E18 FGR=[YR=2002] S13 E10 S2 E20 N22 W30 S7 \$ N7E30 N50 \$.									