

LOT 171
IN OR 1726/142
NORTH HAMPTON PHASE 1 PB 6/215

SANDERS DAVID B & REGENA M
86136 MORICHES DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0171-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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	3,038	100	2001	3,038	381,928
FGR	534	55	2001	294	36,961
FOP	174	30	2001	52	6,538
FSP	18	40	2001	7	880
FSP	322	40	2001	129	16,218
FSP	252	40	2010	101	12,698
FUS	374	100	2001	374	47,018
TOTALS	4,712			3,995	502,239

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,995	102.7800	142.86	570,726	2001	2001	0	0	0 12.00	88.00
1 SNGL FAM 100% - 2012 Heated Area: 3412 HX Base Yr 2012											

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
86136 MORICHES DR, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		502,239	
TOTAL MARKET OB/XF VALUE		2,905	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		632,644	
SOH/AGL Deduction		266,156	
ASSESSED VALUE		366,488	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		315,077	
TOTAL JUST VALUE		632,644	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		642,356	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000860	REPAIR/RRF	25,000	01/14/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1726/0142	2/18/2011	WD U	I	I	12
GRANTOR: BRADDOCK MICHAEL S &					
GRANTEE: SANDERS DAVID B & R					
1340/1790	8/11/2005	QC Q	I	I	01
GRANTOR: BRADDOCK MICHAEL S &					
GRANTEE: BRADDOCK MICHAEL S					

BUILDING NOTES			
----------------	--	--	--

BUILDING DIMENSIONS			
BAS=[YR=2001] W2 U2 L2 W5 D2 L2 W10 FSP=[YR=2001] W3 FSP=[YR=2010] W42 S6 FSP=[YR=2001] S6 E10 D4 R4 E18 U10 R10 W42 \$ E42 N6 \$ S6 E3 N6 \$ S6 W3 D10 L10 W18 U4 L4 W10 S47 E14 N2 FOP=[YR=2001] E29 FGR=[YR=2001] S24 E14 N2 E9 N22 W23\$ N6 W29 S6 \$ N6 E29 S6 E23 N57 \$ PTR= E10 FUS=[YR=2001] E22 S17 W22 N17 \$ W10\$.			

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500		