LOT 172
IN OR 2171/891
NORTH HAMPTON PHASE 1 PB 6/215

DOSS FAMILY TRUST/DOSS STEPHEN E TRUSTEE
86122 MORICHES DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0172-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

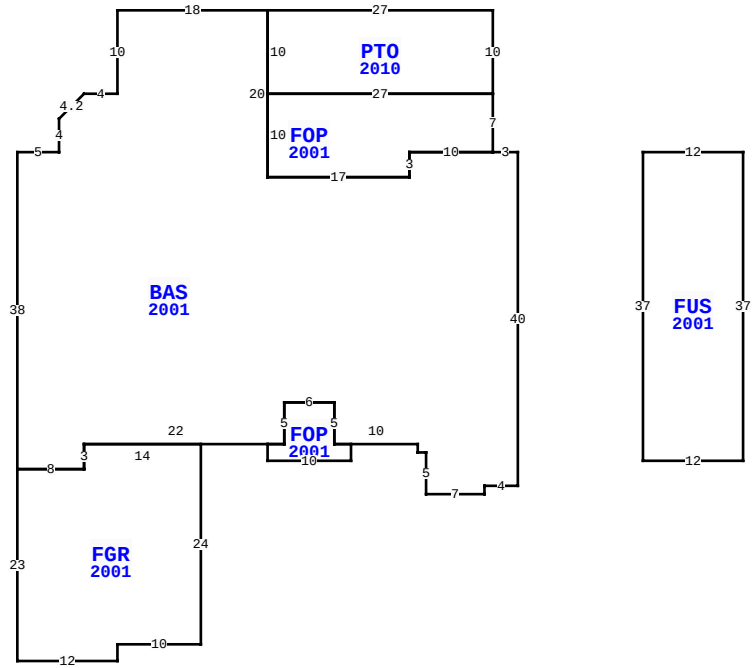
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,457	100	2001	2,457	314,941
FGR	528	55	2001	290	37,172
FOP	50	30	2001	15	1,923
FOP	240	30	2001	72	9,229
FUS	444	100	2001	444	56,912
PTO	270	5	2010	14	1,794
TOTALS	3,989			3,292	421,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,292	104.7880	145.66	479,513	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2006 Heated Area: 2901 HX Base Yr 2006



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

86122 MORICHES DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		421,971
TOTAL MARKET OB/XF VALUE		443
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		549,914
SOH/AGL Deduction		283,257
ASSESSED VALUE		266,657
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		215,246
TOTAL JUST VALUE		549,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2171/0891	1/15/2018	WD	U	I	11	100
GRANTOR: DOSS STEPHEN E & LIND						
GRANTEE: DOSS FAMILY TRUST E						
1333/1356	7/15/2005	WD	Q	I		416,000
GRANTOR: TAYLOR WALTER & MICHE						
GRANTEE: DOSS STEPHEN E & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W3 FOP=[YR=2001] N7 PTO=[YR=2010] N10 W27 S10 E27 $ W27 S10 E17 N3 E10 $ W10 S3 W17 N20 W18 S10 W4 D3 L3 S4 W5 S38 FGR=[YR=2001] S23 E12 N2 E10 N24 W14 S3 W8 $ E8 N3 E22 FOP=[YR=2001] S2 E10 N2 W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E10 S1 E1 S5 E7 N1 E4N40 $ PTR= E15 FUS=[YR=2001] E12 S37 W12 N37 $ 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
4	1122	CB 6"	0	100	0	0	78.00	SF	5.85	5.85	100	2019	2019	3	97	443	

LAND DESCRIPTION

TOTAL OB/XF 443

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	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							

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