LOT 174
NORTH HAMPTON PHASE 1 PB 6/215

RUSSELL DEBORAH L/WHEELER ELMER C
86094 MORICHES DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0174-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

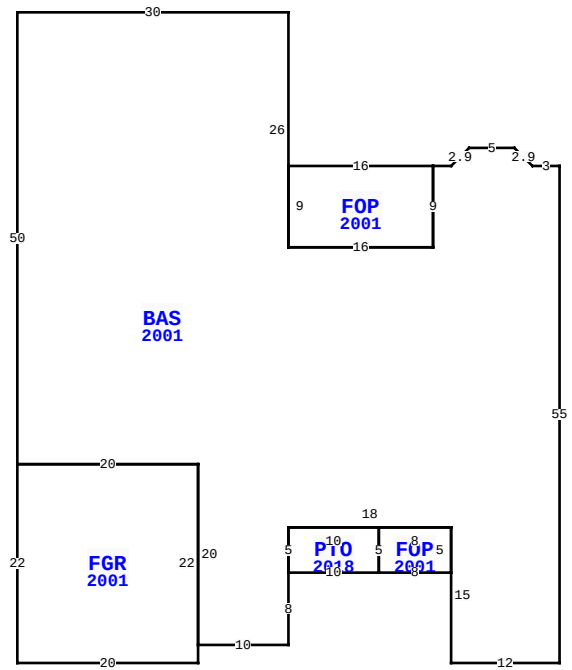
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,950	100	2001	2,950	424,858
FGR	440	55	2001	242	34,853
FOP	40	30	2001	12	1,728
FOP	144	30	2001	43	6,193
PTO	50	5	2018	2	288
TOTALS	3,624			3,249	467,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,249	111.4120	154.86	503,140	2001	2011	0	0	0	7.00	93.00

1 SNGL FAM 100% - 2025 Heated Area: 2950 HX Base Yr 2025



86094 MORICHES DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		467,920
TOTAL MARKET OB/XF VALUE		54,549
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		649,969
SOH/AGL Deduction		221,309
ASSESSED VALUE		428,660
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		377,249
TOTAL JUST VALUE		649,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		660,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013075	REMODEL	7,500	08/25/2022
21014818	ADDITION	10,778	10/27/2021
20007921	REPAIR/RRF	25,566	09/22/2020
B1632841	SWIM POOL	40,000	08/01/2016
M1217805	H/AC	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/1180	3/08/2024	WD	Q	I	02	789,000
GRANTOR: LEONARD PAMELA SUE &						
GRANTEE: RUSSELL DEBORAH L						
2301/0646	8/26/2019	WD	Q	I	02	478,000
GRANTOR: JAMES MARK DOUGLAS &						
GRANTEE: LEONARD PAMELA SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W3 U2 L2 W5 D2 L2 W2 FOP=[YR=2001] S9 W16 N9 E16 $ S9 W16 N26 W30 S50 FGR=[YR=2001] S22 E20 N22 W20$ E20 S20 E10 N8 PTO=[YR=2018] E10 FOP=[YR=2001] E8 N5 W8 S5$ N5 W10 S5$ N5 E18 S15 E12 N55 $.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	
9	0350	CARPORT WD	0	100	12	12	144.00	SF	13.00	13.00	100	2016	2016	3	65	1,217	
10	0911	SCRN RM A	0	100	30	12	360.00	SF	18.00	18.00	100	2022	2022	3	90	5,832	

LAND DESCRIPTION

TOTAL OB/XF 54,549

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