LOT 177
IN OR 1107/1390
NORTH HAMPTON PHASE 1 PB 6/215

THOMAS ALLEN & CAROL
86052 MORICHES DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0177-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

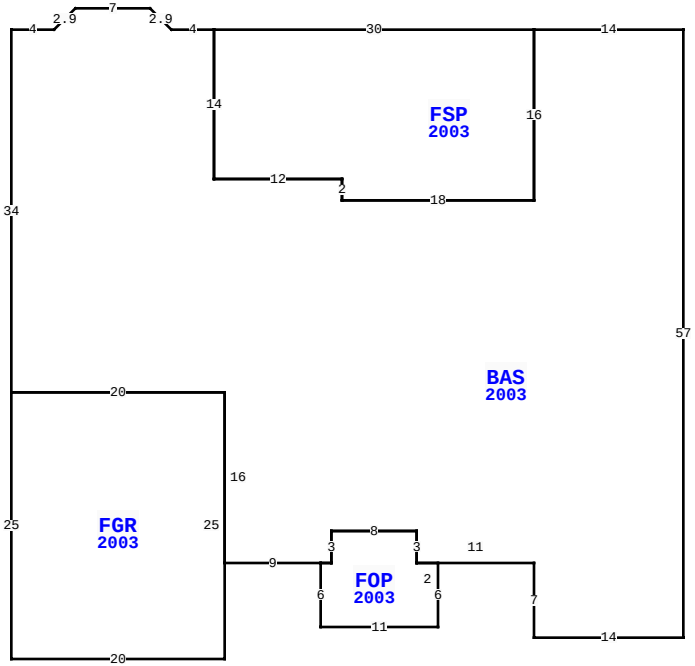
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,466	100	2003	2,466	344,113
FGR	500	55	2003	275	38,374
FOP	90	30	2003	27	3,767
FSP	456	40	2003	182	25,397
TOTALS	3,512			2,950	411,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,950	112.8000	156.79	462,530	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2004 Heated Area: 2466 HX Base Yr 2004



86052 MORICHES DR, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		411,652
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		489,627
SOH/AGL Deduction		236,841
ASSESSED VALUE		252,786
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		201,375
TOTAL JUST VALUE		489,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		518,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008903	REPAIR/RRF	25,149	10/16/2020
B0209808	NEW CONSTR	238,700	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1107/1390	1/16/2003	WD	Q	I		257,200
GRANTOR: BEAZER HOMES CORP						
GRANTEE: THOMAS ALLEN & CARO						
1014/1597	10/22/2001	WD	U	V	19	305,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: BEAZER HOMES CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2003] W30 S14 E12 S2 E18 N16 $ S16 W18 N2 W12 N14 W4 U2 L2 W7 D2 L2 W4 S34 FGR=[YR=2003] S25 E20 N25 W20 $ E20 S16 E9 FOP=[YR=2003] S6 E11N6 W2 N3 W8 S3 W1 $ E1 N3 E8 S3 E11 S7 E14 N57 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	

TOTAL OB/XF 2,975

LAND DESCRIPTION

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS