



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,412	100	2,412	316,192
FGR	400	55	220	28,840
FOP	61	30	18	2,360
FOP	260	30	78	10,225

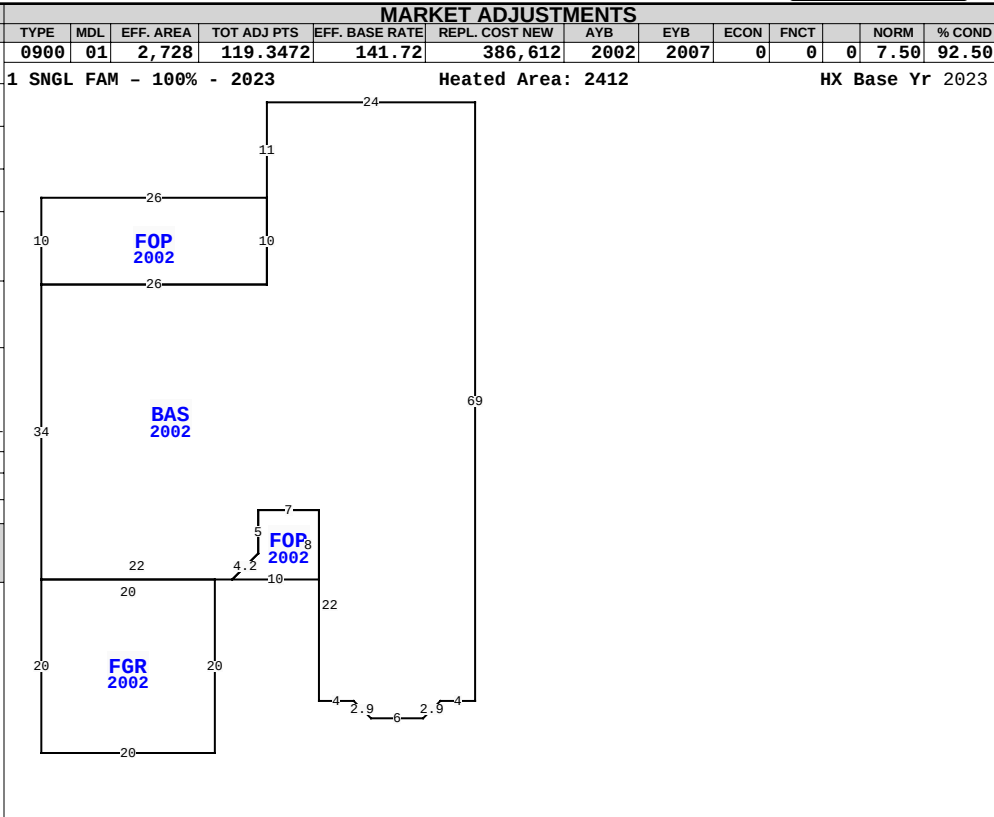
TOTALS	3,133		2,728	357,616
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EXTRA FEATURES

L N	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	2002	2002	3	87	3,045	
2	0910	SCRN RM L	0	100	0	0	899.00	SF	15.00	15.00	100	2002	2002	3	21	2,832	
3	0845	KOOL DECK	0	100	0	0	415.00	SF	7.25	7.25	100	2002	2002	3	83	2,497	
4	0861	POOL GUNIT	0	100	0	0	484.00	SF	85.00	85.00	100	2002	2002	3	32	13,165	
5	0810	CONCRETE A	0	100	0	0	656.00	SF	6.50	6.50	100	2002	2002	3	83	3,539	
6	0855	CONC PAVER	0	100	0	0	264.00	SF	10.00	10.00	100	2002	2002	3	83	2,191	
7	1126	CB/STC 8"	0	100	0	0	56.00	SF	8.00	8.00	100	2002	2002	3	83	372	

LAND DESCRIPTION

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	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							



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

96013 ROXABOGUE DR, FERNANDINA BEACH

TOTAL OB/XF 27,641

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NASSAU COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		357,616
TOTAL MARKET OB/XF VALUE		27,641
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		512,757
SOH/AGL Deduction		0
ASSESSED VALUE		512,757
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		457,757
TOTAL JUST VALUE		512,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/0532	4/20/2022	WD	Q	I	01	639,000

GRANTOR: BELLEY ERIC G &	
GRANTEE: WASHINGTON MARVIN E	
2062/1238	7/26/2016 WD Q I 01 385,000
GRANTOR: COSTE RICHARD A & DOR	
GRANTEE: BELLEY ERIC G & BON	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 S11 FOP=[YR=2002] W26 S10 E26 N10 \$ S10
W26 S34 FGR=[YR=2002] S20 E20 N20 W20 \$ E22 FOP=[YR=2002]
E10 N8 W7 S5 L3 D3 \$ U3 R3 N5 E7 S22 E4 D2 R2 E6 U2 R2 E4N69 \$.