LOT 142
NORTH HAMPTON PHASE 1 PB 6/215

WATSON DONALD F JR & MARGARET
96063 ROXABOGUE DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0142-0000

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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

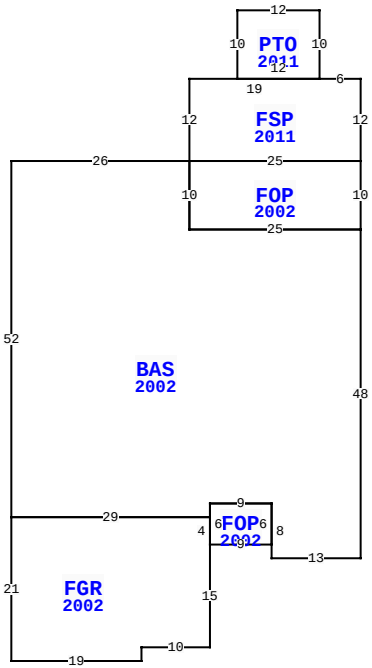
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,462	100	2,462	292,043
FGR	589	55	324	38,433
FOP	54	30	16	1,898
FOP	250	30	75	8,897
FSP	300	40	120	14,234
PTO	120	5	6	712
TOTALS	3,775		3,003	356,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,003	110.9934	131.80	395,795	2002	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2022 Heated Area: 2462 HX Base Yr 2022



96063 ROXABOGUE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		356,216
TOTAL MARKET OB/XF VALUE		7,719
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		491,435
SOH/AGL Deduction		199,588
ASSESSED VALUE		291,847
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		241,847
TOTAL JUST VALUE		491,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210013	NEW CONSTR	180,067	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2483/1798	7/30/2021	WD	Q	I	01	390,000
GRANTOR: CHAMBERS LAUREN E ET						
GRANTEE: WATSON DONALD F JR						
2483/1795	7/30/2021	WD	U	I	11	100
GRANTOR: ROSENBERRY KRISTIN L						
GRANTEE: CHAMBERS LAUREN E E						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] N12 W6 PTO=[YR=2011] N10 W12 S10 E12 $ W19 S12 E25$ FOP=[YR=2002] W25 BAS=[YR=2002] W26 S52 FGR=[YR=2002] S21 E19 N2 E10 N15 FOP=[YR=2002] E9 N6 W9 S6 $ N4 W29 $ E29 N2 E9 S8 E13 N48 W25 N10 $ S10 E25 N10 $.

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	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	1,083.00	SF	5.20	5.20	100	2002	2002	3	83	4,674	

LAND DESCRIPTION

TOTAL OB/XF 7,719

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	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							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS