LOT 143
NORTH HAMPTON PHASE 1 PB 6/215

GANZEL DIANE L/ANGIL LISA B
96077 ROXABOGUE DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0143-0000

BUILDING CHARACTERISTICS

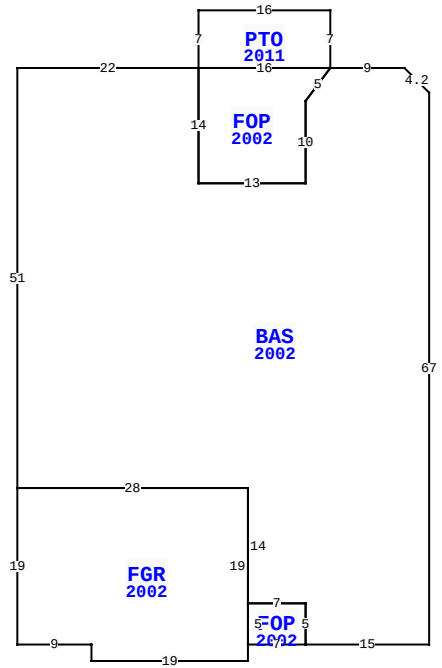
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,741	100	2,741	342,645
FGR	570	55	314	39,253
FOP	35	30	10	1,250
FOP	188	30	56	7,001
PTO	112	5	6	750
TOTALS	3,646		3,127	390,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,127	115.0506	136.62	427,211	2002	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2021 Heated Area: 2741 HX Base Yr 2021



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

96077 ROXABOGUE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		390,898
TOTAL MARKET OB/XF VALUE		8,760
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		527,158
SOH/AGL Deduction		217,950
ASSESSED VALUE		309,208
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		254,208
TOTAL JUST VALUE		527,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210012	NEW CONSTR	199,800	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2346/1836	3/12/2020	WD	Q	I	01	414,000
GRANTOR: BERGERON JAMES W JR &						
GRANTEE: GANZEL DIANE L & LI						
1842/0439	2/22/2013	WD	Q	I	02	287,000
GRANTOR: GODFREY ADAM K & ELIZ						
GRANTEE: BERGERON JAMES W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] L3 U3 W9 PTO=[YR=2011] N7 W16 S7 E16$
FOP=[YR=2002] W16S14 E13 N10 R3 U4 $ D4 L3 S10 W13 N14
W22 S51 FGR=[YR=2002] S19 E9 S2 E19 N2 FOP=[YR=2002] E7 N5
W7S5 $ N19 W28 $ E28 S14 E7 S5 E15 N67 $.

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	1,110.00	SF	5.20	5.20	100	2002	2002	3	83	4,791	
3	0910	SCRN RM L	0	100	16	7	112.00	SF	15.00	15.00	100	2011	2011	3	55	924	

LAND DESCRIPTION

TOTAL OB/XF 8,760

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