

LOT 145
IN OR 2060/1095
NORTH HAMPTON PHASE 1 PB 6/215

BAZZELL ANN J
96109 ROXABOGUE DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0145-0000



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	12	HARDWOOD 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		4 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 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	2,514	100	2,514	288,187
BAS	153	100	153	17,539
FGR	676	55	372	42,644
FOP	63	30	19	2,178
FUS	701	100	701	80,357

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,759	107.2575	127.37	478,784	2002	2002	0	0	0 10.00	90.00
1 SNGL FAM - 100% - 2019 Heated Area: 3368 HX Base Yr 2019											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				430,906			
TOTAL MARKET OB/XF VALUE				10,426			
TOTAL LAND VALUE - MARKET				127,500			
TOTAL MARKET VALUE				568,832			
SOH/AGL Deduction				240,981			
ASSESSED VALUE				327,851			
TOTAL EXEMPTION VALUE			HX HB WX		55,000		
BASE TAXABLE VALUE				272,851			
TOTAL JUST VALUE				568,832			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				445,151			