LOT 138
NORTH HAMPTON PHASE 1 PB 6/215

WASHINGTON MARVIN E & CARLENE
96013 ROXABOGUE DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0138-0000

BUILDING CHARACTERISTICS

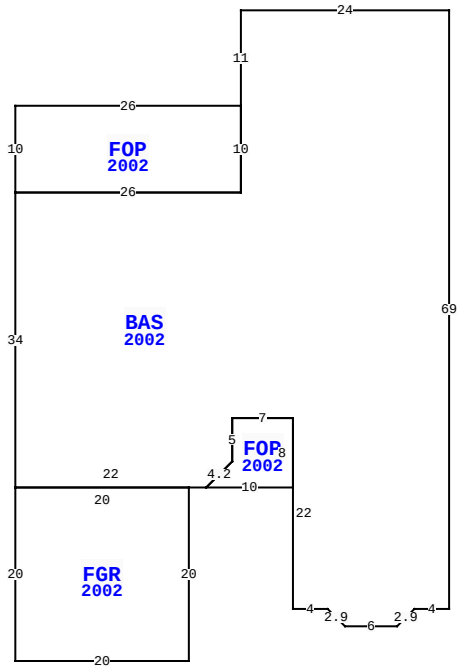
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,412	100	2,412	331,036
FGR	400	55	220	30,194
FOP	61	30	18	2,470
FOP	260	30	78	10,705
TOTALS	3,133		2,728	374,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,728	119.3472	149.18	406,963	2002	2007	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2023 Heated Area: 2412 HX Base Yr 2023



96013 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		374,406
TOTAL MARKET OB/XF VALUE		26,133
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		528,039
SOH/AGL Deduction		0
ASSESSED VALUE		528,039
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		473,039
TOTAL JUST VALUE		528,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,757

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 $.

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	86	3,010	
2	0910	SCRN RM L	0	100	0	0	899.00	SF	15.00	15.00	100	2002	2002	3	20	2,697	
3	0845	KOOL DECK	0	100	0	0	415.00	SF	7.25	7.25	100	2002	2002	3	82	2,467	
4	0861	POOL GUNIT	0	100	0	0	484.00	SF	85.00	85.00	100	2002	2002	3	29	11,931	
5	0810	CONCRETE A	0	100	0	0	656.00	SF	6.50	6.50	100	2002	2002	3	82	3,496	
6	0855	CONC PAVER	0	100	0	0	264.00	SF	10.00	10.00	100	2002	2002	3	82	2,165	
7	1126	CB/STC 8"	0	100	0	0	56.00	SF	8.00	8.00	100	2002	2002	3	82	367	

LAND DESCRIPTION

TOTAL OB/XF 26,133

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 08/06/2024 BY SYS