

LOT 144
IN OR 1091/665
NORTH HAMPTON PHASE 1 PB 6/215

LY LUAN K/TRAN THANH T K
96091 ROXABOGUE DRIVE
FERNANDINA BEACH, FL 32034-8141

2024

12-2N-27-1460-0144-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	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
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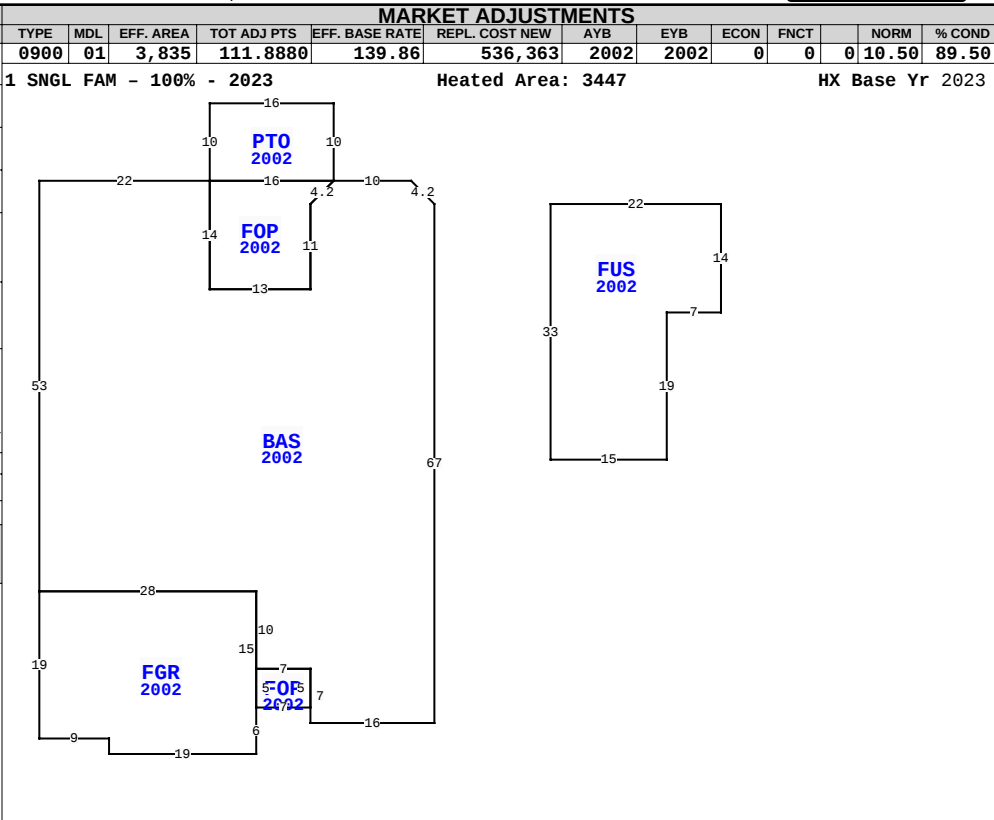
NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,854	100	2,854	357,248
FGR	570	55	314	39,305
FOP	35	30	10	1,252
FOP	187	30	56	7,010
FUS	593	100	593	74,229
PTO	160	5	8	1,002

TOTALS	4,399		3,835	480,045
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EXTRA FEATURES		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	100	2002	2002	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,628.00	SF	4.00	100	2002	2002	3	82	5,340	

LAND DESCRIPTION		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							



96091 ROXABOGUE DR, FERNANDINA BEACH	BLD DATE 03/29/2023	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			480,045
TOTAL MARKET OB/XF VALUE			8,350
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			615,895
SOH/AGL Deduction			3,509
ASSESSED VALUE			612,386
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			562,386
TOTAL JUST VALUE			615,895
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			594,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007609	REPAIR/RRF	22,000	08/21/2020
B0209792	NEW CONSTR	280,000	06/01/2002

SALES DATA		TYPE	Q	V	RSN	SALE
OFF RECORD Number	DATE	INST	U	I	CD	PRICE
1091/0665	10/31/2002	WD	Q	I		302,300
GRANTOR: MORRISON HOMES INC						
GRANTEE: LY LUAN K & THANH T						
1051/0373	4/22/2002	WD	U	V	19	209,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2002] L3 U3 W10 PTO=[YR=2002] N10 W16 S10 FOP=[YR=2002] S14 E13 N11 R3 U3 W16\$ E16\$ D3 L3 S11 W13 N14 W22 S53 FGR=[YR=2002] S19 E9 S2 E19 N6 FOP=[YR=2002] E7 N5 W7 S5 \$ N15 W28 \$ E28 S10 E7 S7 E16 N67 \$ PTR= E15 FUS=[YR=2002] E22 S14 W7 S19 W15 N33 \$ W15 \$.	