

LOT 146
IN OR 1029/1015
NORTH HAMPTON PHASE 1 PB 6/215

WALTERS JAMES B & ANGELA C
96111 ROXABOGUE DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0146-0000



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	13	LVT/LAMNT 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	2,474	100	2,474	303,174
FGR	720	55	396	48,527
FOP	60	30	18	2,205
FOP	137	30	41	5,024
TOTALS	3,391		2,929	358,932

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	1,265.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,929	110.1492	137.69	403,294	2001	2001	0	0	0	11.00
1 SNGL FAM - 100% - 2002						Heated Area: 2474		HX Base Yr 2002			
BLD DATE		03/29/2023				NW		LGL DATE			
XF DATE								LAND DATE			
INC DATE								AG DATE			

96111 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		358,932	
TOTAL MARKET OB/XF VALUE		8,237	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		494,669	
SOH/AGL Deduction		267,634	
ASSESSED VALUE		227,035	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		177,035	
TOTAL JUST VALUE		494,669	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		478,790	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1029/1015	1/07/2002	WD	U	I	21	256,800			
GRANTOR:MORRISON HOMES INC									
GRANTEE:WALTERS JAMES B & A									
0996/0628	7/06/2001	WD	U	V	19	127,000			
GRANTOR:NORTH HAMPTON LLC									
GRANTEE:MORRISON HOMES INC									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2001] L3 U3 W10 FOP=[YR=2001] W14 S12 E11 N9 R3 U3 \$ D3 L3 S9 W11 N24W25 S51 FGR=[YR=2001] S36 E22 N27 W8 N9 W14 \$ E14 S9E17 FOP=[YR=2001] S1 E11 N1 W2 N7 W7 S7 W2 \$ E2 N7 E7 S7 E6 N1 E6 N44 \$.									

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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00