LOT 139
NORTH HAMPTON PHASE 1 PB 6/215

ROTUNDO MICHAEL JOSEPH & SARAH ELIZABETH
1047 ADAMS ST
HOLLYWOOD, FL 33019

2025

12-2N-27-1460-0139-0000

BUILDING CHARACTERISTICS

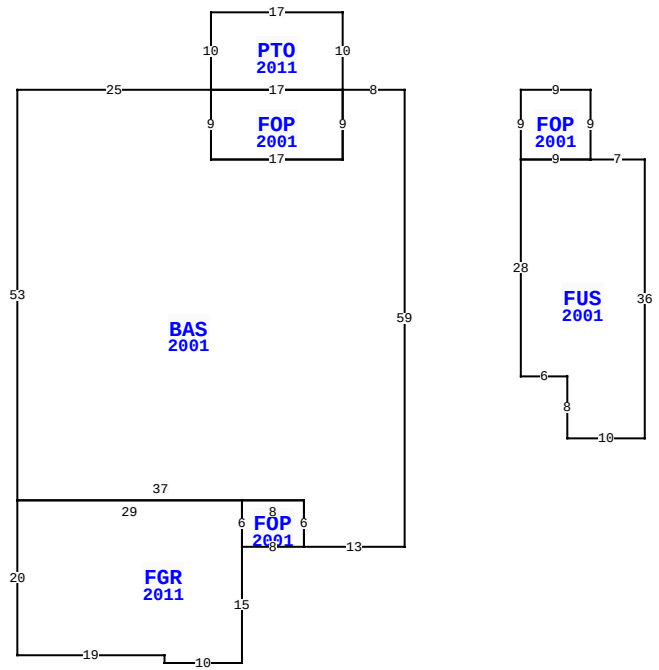
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,575	100	2001	2,575	323,783
FGR	590	55	2011	324	40,740
FOP	48	30	2001	14	1,760
FOP	81	30	2001	24	3,018
FOP	153	30	2001	46	5,784
FUS	528	100	2001	528	66,391
PTO	170	5	2011	8	1,006
TOTALS	4,145			3,519	442,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,519	107.6355	142.08	499,980	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 0% - 2024 Heated Area: 3103 HX Base Yr



96029 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	442,482
TOTAL MARKET OB/XF VALUE	8,875
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	578,857
SOH/AGL Deduction	0
ASSESSED VALUE	578,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	578,857
TOTAL JUST VALUE	578,857
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	557,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/21	11/22/2023	WD	Q	I	01	540,000
GRANTOR: CHAMBERS JOHN E						
GRANTEE: ROTUNDO MICHAEL JOS						
2620/1519	2/08/2023	QC	U	I	11	100
GRANTOR: CHAMBERS CECELIA						
GRANTEE: CHAMBERS JOHN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W8PTO=[YR=2011] N10 W17 S10 E17 $ FOP=[YR=2001] W17 S9 E17N9 $ S9 W17 N9 W25 S53FGR=[YR=2011] S20 E19 S1 E10 N15FOP=[YR=2001] E8 N6 W8 S6 $N6W29$ E37 S6 E13 N59 $ PTR= E15 FOP=[YR=2001] E9 S9 FUS=[YR=2001] E7 S36W10 N8 W6 N28 E9 $ W9 N9 $ W15$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0855	CONC PAVER	0	0	0	0	136.00	SF	10.00	10.00	100	2001	2001	3	79	1,074	
3	0811	CONCRETE B	0	0	0	0	928.00	SF	5.20	5.20	100	2003	2003	3	82	3,957	
4	0910	SCRN RM L	0	0	10	17	170.00	SF	15.00	15.00	100	2003	2003	3	20	510	
5	1126	CB/STC 8"	0	0	0	0	60.00	SF	8.00	8.00	100	2003	2003	3	82	394	

LAND DESCRIPTION

TOTAL OB/XF 8,875

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	RES NATURAL	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 04/06/2021 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS