LOT 140
NORTH HAMPTON PHASE 1 PB 6/215

LOCKWOOD JOHN G & EMILY P
96043 ROXABOGUE DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0140-0000

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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

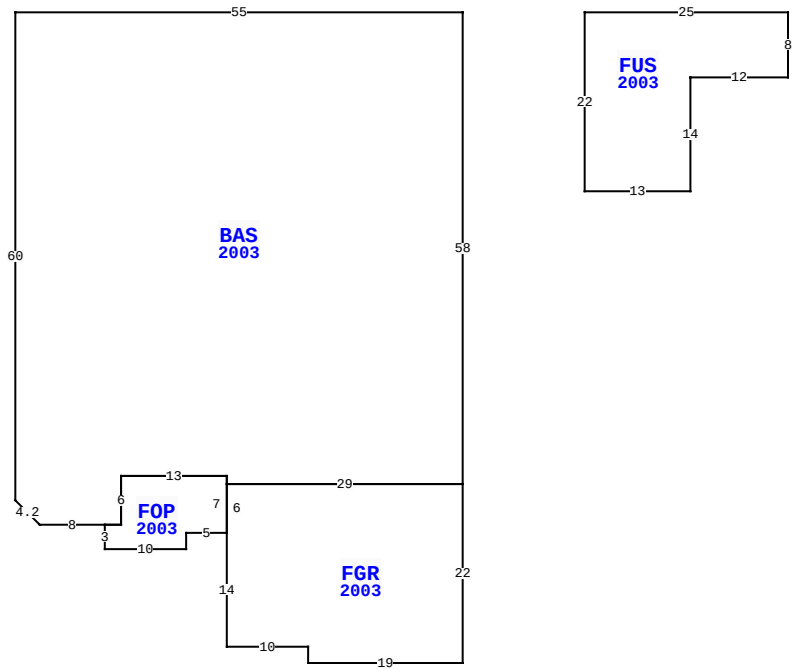
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,238	100	2003	3,238	412,821
FGR	618	55	2003	340	43,348
FOP	113	30	2003	34	4,334
FUS	382	100	2003	382	48,702
TOTALS	4,351			3,994	509,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,994	107.9190	142.45	568,945	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2023 Heated Area: 3620 HX Base Yr 2023



96043 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

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		509,206
TOTAL MARKET OB/XF VALUE		6,966
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		643,672
SOH/AGL Deduction		131,246
ASSESSED VALUE		512,426
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		461,704
TOTAL JUST VALUE		643,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		619,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008158	REPAIR/RRF	17,600	09/29/2020
B0210433	NEW CONSTR	254,593	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2571/1337	6/16/2022	WD	Q	I	02	720,000
GRANTOR: POSTIGLIONE JOHN G &						
GRANTEE: LOCKWOOD JOHN G & E						
2397/0045	8/28/2020	WD	U	I	11	100
GRANTOR: WARKASKE LIVING TRUST						
GRANTEE: POSTIGLIONE JOHN G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W55 S60 R3 D3 E8 FOP=[YR=2003] S3 E10 N2 E5 FGR=[YR=2003] S14 E10 S2 E19 N22 W29 S6$ N7 W13 S6 W2$ E2 N6 E13 S1 E29 N58$ PTR=E15 FUS=[YR=2003] E25 S8 W12 S14 W13 N22$ 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	0812	CONCRETE C	0	100	0	0	1,206.00	SF	4.00	4.00	100	2003	2003	3	82	3,956	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 6,966

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	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 11/20/2020 BY NWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS