LOT 141
IN OR 1333/1571
NORTH HAMPTON PHASE 1 PB 6/215

DIONNE MICHAEL F & NOREEN G
96053 ROXABOGUE DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0141-0000

BUILDING CHARACTERISTICS

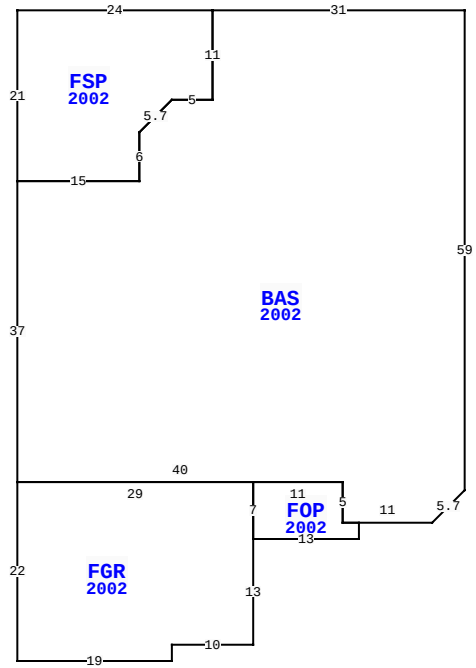
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,835	100	2002	2,835	366,462
FGR	618	55	2002	340	43,950
FOP	81	30	2002	24	3,103
FSP	422	40	2002	169	21,846
TOTALS	3,956			3,368	435,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,368	110.0274	145.24	489,168	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2006 Heated Area: 2835 HX Base Yr 2006



96053 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		435,360
TOTAL MARKET OB/XF VALUE		5,980
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		568,840
SOH/AGL Deduction		306,961
ASSESSED VALUE		261,879
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,157
TOTAL JUST VALUE		568,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		548,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/1571	7/15/2005	WD	Q	I		386,500
GRANTOR: STEINMETZ DALE G & KA						
GRANTEE: DIONNE MICHAEL F &						
1072/0852	8/02/2002	WD	Q	I		272,100
GRANTOR: MORRISON HOMES INC						
GRANTEE: STEINMETZ DALE & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W31 FSP=[YR=2002] W24 S21 E15 N6 U4 R4 E5 N11 $ S11 W5 D4 L4 S6 W15 S37 FGR=[YR=2002] S22 E19 N2 E10 N13 FOP=[YR=2002] E13 N2 W2N5 W11 S7 $ N7 W29 $ E40 S5 E11 U4 R4 N59 $.

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	0810	CONCRETE A	0	100	0	0	1,150.00	SF	6.50	6.50	100	2002	2002	3	80	5,980	

LAND DESCRIPTION

TOTAL OB/XF 5,980

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS