

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

2025

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	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

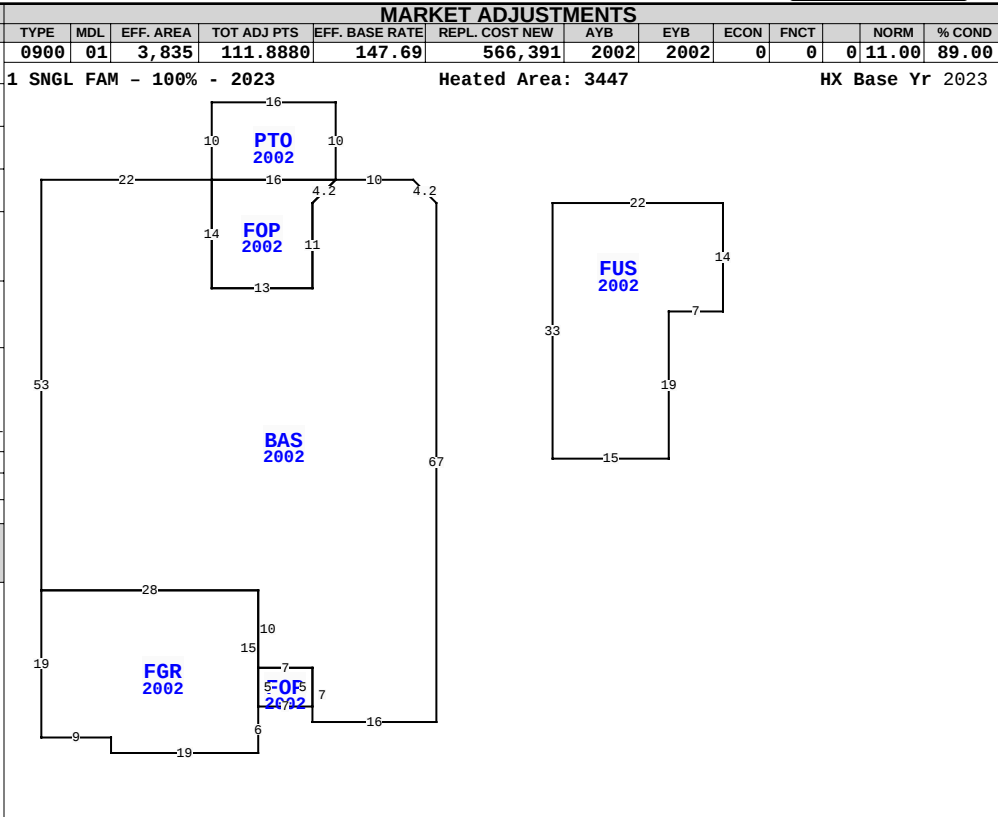
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,854	100	2002	2,854	375,141
FGR	570	55	2002	314	41,274
FOP	35	30	2002	10	1,315
FOP	187	30	2002	56	7,361
FUS	593	100	2002	593	77,946
PTO	160	5	2002	8	1,052

TOTALS	4,399			3,835	504,088
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0812	CONCRETE C



96091 ROXABOGUE DR, FERNANDINA BEACH

30091 ROXBOROUGH DR, FERNANDINA BEACH										INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975								
1,628.00	SF	4.00	4.00	100	2002	2002	3	80	5,210								

LAND DESCRIPTION			TOTAL OB/XF														8,185
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										504,088				
TOTAL MARKET OB/XF VALUE										8,185				
TOTAL LAND VALUE - MARKET										127,500				
TOTAL MARKET VALUE										639,773				
SOH/AGL Deduction										9,628				
ASSESSED VALUE										630,145				
TOTAL EXEMPTION VALUE										HX HB 50,722				
BASE TAXABLE VALUE										579,423				
TOTAL JUST VALUE										639,773				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										615,895				

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

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE 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									
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 \$.									