LOT 149
NORTH HAMPTON PHASE 1 PB 6/215

ROBERTS CHRISTY L
96074 ROXABOGUE DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0149-0000

BUILDING CHARACTERISTICS

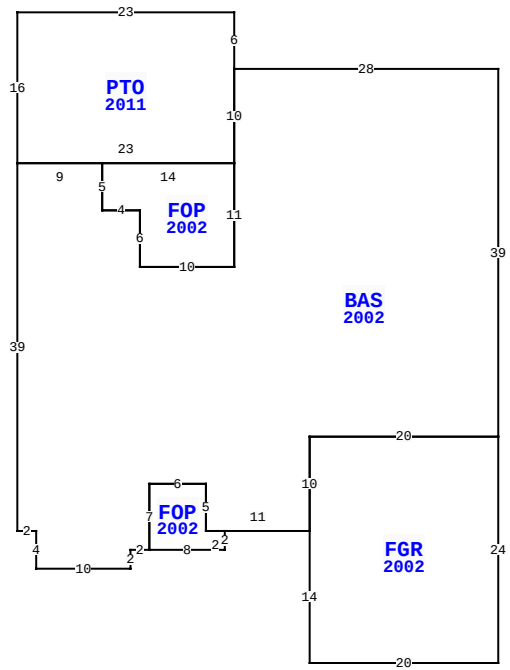
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,953	100	2002	1,953	275,048
FGR	480	55	2002	264	37,180
FOP	46	30	2002	14	1,971
FOP	130	30	2002	39	5,492
PTO	368	5	2011	18	2,535
TOTALS	2,977			2,288	322,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,288	119.8785	158.24	362,053	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2003 Heated Area: 1953 HX Base Yr 2003



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

96074 ROXABOGUE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		322,227
TOTAL MARKET OB/XF VALUE		7,050
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		414,277
SOH/AGL Deduction		207,027
ASSESSED VALUE		207,250
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,528
TOTAL JUST VALUE		414,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/0695	6/22/2020	QC	U	I	11	100
GRANTOR: ROBERTS CHRISTY L & R						
GRANTEE: ROBERTS CHRISTY L						
1104/1234	12/31/2002	WD	Q	I		198,200
GRANTOR: MORRISON HOMES INC						
GRANTEE: ROBERTS CHRISTY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W28PTO=[YR=2011] N6 W23 S16 E23 N10 $ S10
FOP=[YR=2002] W14 S5E4 S6 E10 N11$ S11 W10 N6 W4 N5 W9 S39 E2
S4 E10 N2 E2 FOP=[YR=2002] E8N2 W2 N5 W6 S7 $ N7 E6 S5 E11
FGR=[YR=2002] S14 E20 N24 W20 S10$ N10 E20 N39$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	701.00	SF	5.20	5.20	100	2002	2002	3	80	2,916	
3	0910	SCRN RM L	0	100	16	23	368.00	SF	15.00	15.00	100	2004	2004	3	21	1,159	

LAND DESCRIPTION

TOTAL OB/XF 7,050

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS