LOT 150
IN OR 2205/1900
NORTH HAMPTON PHASE 1 PB 6/215

MURDAUGH LARRY K/GRIFFIN JAMES
96062 ROXABOGUE DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0150-0000

BUILDING CHARACTERISTICS

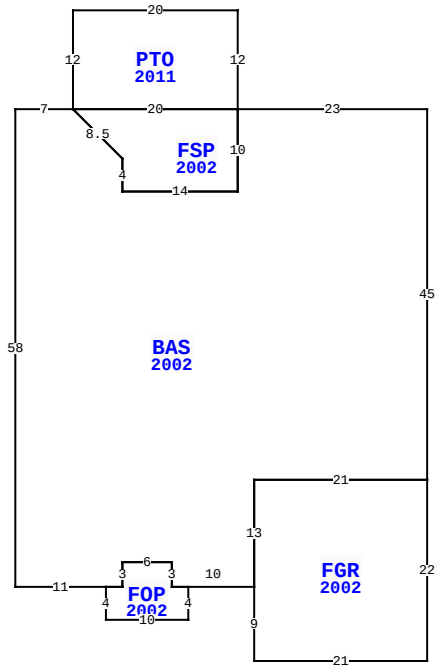
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,451	100	2002	2,451	329,717
FGR	462	55	2002	254	34,169
FOP	58	30	2002	17	2,287
FSP	158	40	2002	63	8,475
PTO	240	5	2011	12	1,614
TOTALS	3,369			2,797	376,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,797	114.5088	151.15	422,767	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2019 Heated Area: 2451 HX Base Yr 2019



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

96062 ROXABOGUE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		376,263
TOTAL MARKET OB/XF VALUE		6,495
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		467,758
SOH/AGL Deduction		238,115
ASSESSED VALUE		229,643
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,921
TOTAL JUST VALUE		467,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2205/1900	5/04/2018	QC	U	I	11	125,000
GRANTOR: MURDAUGH LARRY K						
GRANTEE: MURDAUGH LARRY K &						
1105/0634	1/03/2003	WD	U	I	21	223,500
GRANTOR: MORRISON HOMES INC						
GRANTEE: MURDAUGH LARRY K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23PTO=[YR=2011] N12 W20 S12 E20 $
FSP=[YR=2002] W20 D6 R6 S4 E14 N10 $ S10 W14 N4 L6 U6 W7
S58 E11 FOP=[YR=2002] S4 E10 N4 W2 N3 W6 S3 W2 $ E2 N3 E6 S3
E10 FGR=[YR=2002] S9 E21 N22 W21 S13 $ N13 E21 N45 $.

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	0810	CONCRETE A	0	100	0	0	677.00	SF	6.50	6.50	100	2002	2002	3	80	3,520	

LAND DESCRIPTION

TOTAL OB/XF 6,495

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