LOT 151
IN OR 1127/1951
NORTH HAMPTON PHASE 1 PB 6/215

BLANDFORD MICHAEL & COURTNEY
96046 ROXABOGUE DRIVE
FERNANDINA BEACH, FL 32034-8141

2025

12-2N-27-1460-0151-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

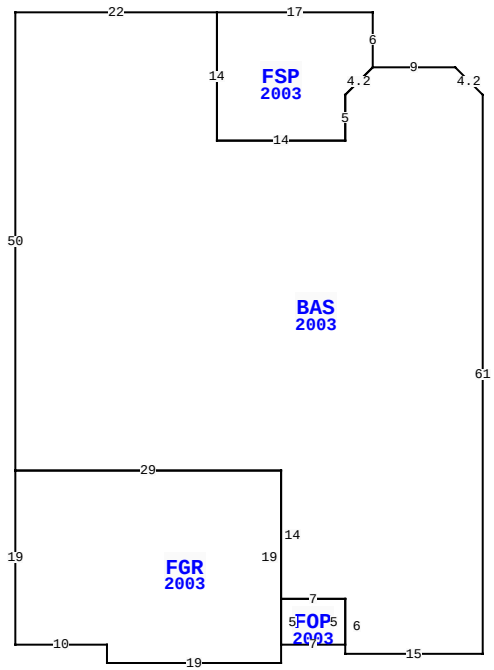
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,653	100	2003	2,653	361,647
FGR	589	55	2003	324	44,166
FOP	35	30	2003	10	1,363
FSP	219	40	2003	88	11,996
TOTALS	3,496			3,075	419,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,075	112.2492	148.17	455,623	2003	2008	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 0 Heated Area: 2653 HX Base Yr



96046 ROXABOGUE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	419,173
TOTAL MARKET OB/XF VALUE	6,536
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	510,709
SOH/AGL Deduction	114,931
ASSESSED VALUE	395,778
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	395,778
TOTAL JUST VALUE	510,709
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	490,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210296	NEW CONSTR	186,990	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1127/1951	4/07/2003	WD	Q	I		241,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: BLANDFORD MICHAEL &						
1063/0949	6/18/2002	WD	U	V	19	944,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] L3 U3 W9 FSP=[YR=2003] N6 W17 S14 E14 N5 R3 U3 $ D3 L3 S5W14 N14 W22 S50 FGR=[YR=2003] S19 E10 S2 E19 N2 FOP=[YR=2003] E7 N5 W7S5$ N19 W29$ E29 S14 E7 S6 E15N61$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	0	0	0	1,075.00	SF	4.00	4.00	100	2003	2003	3	82	3,526	

LAND DESCRIPTION

TOTAL OB/XF 6,536

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	0		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