LOT 153
NORTH HAMPTON PHASE 1 PB 6/215

TURNER DONALD J & KAREN L
96016 ROXABOGUE DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0153-0000

BUILDING CHARACTERISTICS

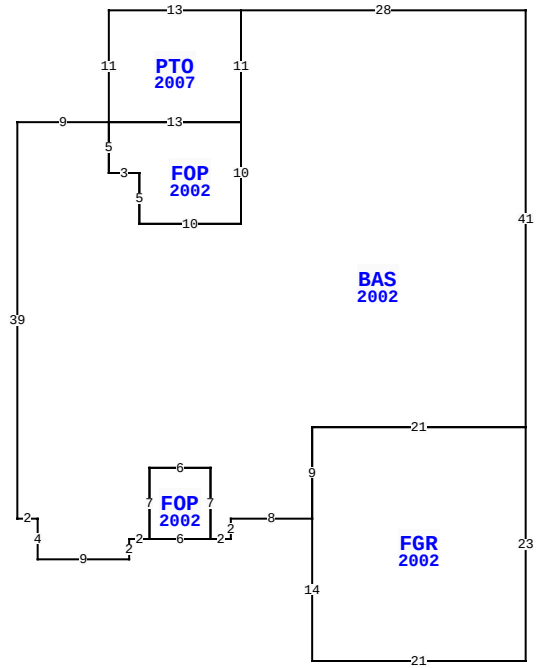
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,968	100	2002	1,968	277,160
FGR	483	55	2002	266	37,462
FOP	42	30	2002	13	1,831
FOP	115	30	2002	34	4,788
PTO	143	5	2007	7	986
TOTALS	2,751			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% - 2019 Heated Area: 1968 HX Base Yr 2019



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	09/14/2020	KKA	LAND DATE 09/14/2020 KKA
INC DATE			AG DATE

96016 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		3,518
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		410,745
SOH/AGL Deduction		175,316
ASSESSED VALUE		235,429
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,707
TOTAL JUST VALUE		410,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516822	SCRN RM	3,000	09/01/2005
E0209905	NEW CONSTR	2,000	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2723/1796	7/09/2024	QC	U	I	11	100
GRANTOR: TURNER DONALD J & KAR						
GRANTEE: TURNER DONALD J & K						
2223/0229	9/06/2018	LE	U	I	11	100
GRANTOR: TURNER DONALD J & KAR						
GRANTEE: CANALE JUSTIN H & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W28 PTO=[YR=2007] W13 S11 E13 N11$ S11
FOP=[YR=2002] W13 S5E3 S5 E10 N10$ S10 W10 N5 W3 N5 W9 S39 E2
S4 E9 N2 E2 FOP=[YR=2002] E6 N7 W6 S7$ N7 E6 S7 E2 N2 E8
FGR=[YR=2002] S14 E21 N23 W21 S9$ N9 E21 N41$.

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	0811	CONCRETE B	0	100	0	0	717.00	SF	5.20	5.20	100	2002	2002	3	80	2,983	
2	0910	SCRN RM L	0	100	11	12	132.00	SF	15.00	15.00	100	2007	2007	3	27	535	

LAND DESCRIPTION

TOTAL OB/XF 3,518

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 09/14/2020 BY KKA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS