

PT SE1/4 OF NW1/4
SEC 32-2N-28E IN OR 2130/1244 &
OR 2611/1192

ROACH JAMES D & ASHLEY QUINLAN
95125 BLUE LN
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

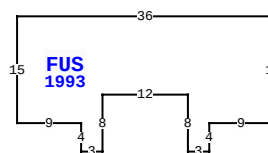
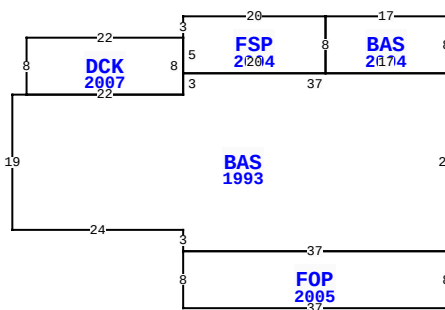
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,381	100	1993	1,381	201,174
BAS	136	100	2004	136	19,812
DKC	176	10	2007	18	2,622
FOP	296	30	2005	89	12,965
FSP	160	40	2004	64	9,323
FUS	516	100	1993	516	75,167

TOTALS	2,665			2,204	321,063
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0570	JUNK HOUSE	0 100	0	0	1.00	UT	500.00	500.00
2	0200	BARN WD 0-	0 100	0	0	510.00	SF	15.00	15.00
3	0940	SHEDS/PORT	0 100	15	13	195.00	SF	20.10	20.10
4	0300	BOAT DCK W	0 100	8	14	112.00	SF	40.00	40.00
5	0681	POLE SHED	0 100	0	0	1,936.00	SF	15.00	15.00
6	0681	POLE SHED	0 100	12	24	288.00	SF	15.00	15.00
7	0681	POLE SHED	0 100	12	24	288.00	SF	15.00	15.00
8	0473	VF 3 RAIL	0 100	0	0	1,064.00	LF	7.50	7.50
9	0479	VF PICKET	0 100	0	0	294.00	LF	10.00	10.00
10	0350	CARPORT WD	0 100	35	30	1,050.00	SF	13.00	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR			4.00
2	000100	C	RES	100					1.46
3	009530	C	POND	100					1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,204	121.2750	160.08	352,816	1976	2005	0	0	9.00	91.00	
1 SNGL FAM - 100% - 2018 Heated Area: 2033 HX Base Yr 2018												



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18422	ADDITION	0	08/01/2006
E14369	ELEC OTHER	0	02/01/2005
5755	CHNGE SRVC	0	03/07/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2611/1192	1/04/2023	WD	Q	V	03	95,000	
GRANTOR: OSBORNE RODNEY & SHER							
GRANTEE: ROACH JAMES D JR &							
2130/1244	6/30/2017	WD	Q	I	01	490,000	
GRANTOR: HICKOX A MICHAEL & ER							
GRANTEE: ROACH JAMES D & ASH							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W17 FSP=[YR=2004] W20 S3 DCK=[YR=2007] W22 S8 BAS=[YR=1993] W2 S19 E24 S3 FOP=[YR=2005] S8 E37 N8 W37 \$ E37 N25 W37 S3 W22 \$ E22 N8 \$ S5 E20 N8 \$ S8 E17 N8 \$ PTR= E30 FUS=[YR=1993] E36 S15 W9 S4 W3 N8 W12 S8 W3 N4 W9 N15 \$ W30 \$.									

LAND DESCRIPTION									
TOTAL OB/XF									
26,032									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR			4.00
2	000100	C	RES	100					1.46
3	009530	C	POND	100					1.00

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