

WATSON DONALD F JR & MARGARET
96063 ROXABOGUE DR
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0142-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08WD FR STUC 100
IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

BedroomsBathroomsFrame4 100
3 100
02WOOD FRAME 100

Stories Units Occupancy1. 1. 100
0 100
00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4043.00

TOTALS3,7753,003390,489

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDTOT ADJTUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10500FP-PRE FAB010001.00UT3,500.003,500.00100200220023842,940

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0900013,003105.7080146.93441,231200220020011.5088.50

1 SNGL FAM 100% - 2022Heated Area: 2462HX Base Yr 2022

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE390,489

TOTAL MARKET OB/XF VALUE2,940

TOTAL LAND VALUE - MARKET127,500

TOTAL MARKET VALUE520,929

SOH/AGL Deduction203,258

ASSESSED VALUE317,671

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE266,260

TOTAL JUST VALUE520,929

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE526,553

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2483/17987/30/2021WDQI01390,000

GRANTOR: CHAMBERS LAUREN E ET

GRANTEE: WATSON DONALD F JR

2483/17957/30/2021WDUI11100

GRANTOR: ROSENBERRY KRISTIN L

GRANTEE: CHAMBERS LAUREN E E

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] N12 W6 PTO=[YR=2011] N10 W12 S10 E12 \$ W19
S12 E25\$ FOP=[YR=2002] W25 BAS=[YR=2002] W26 S52
FGR=[YR=2002] S21 E19 N2 E10 N15 FOP=[YR=2002] E9 N6 W9 S6
\$ N4 W29 \$ E29 N2 E9 S8 E13 N48 W25 N10 \$ S10 E25 N10 \$.

LAND DESCRIPTION

TOTAL OB/XF2,940

REVIEW DATE01/06/2023BYNWA

Total Acres: 0.00Total Land Value: 127,500Market: 0Agricultural: 0Common: 127,500PRINTED 07/09/2026 BY SYS