LOT 146
IN OR 1029/1015
NORTH HAMPTON PHASE 1 PB 6/215

WALTERS JAMES B & ANGELA C
96111 ROXABOGUE DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0146-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

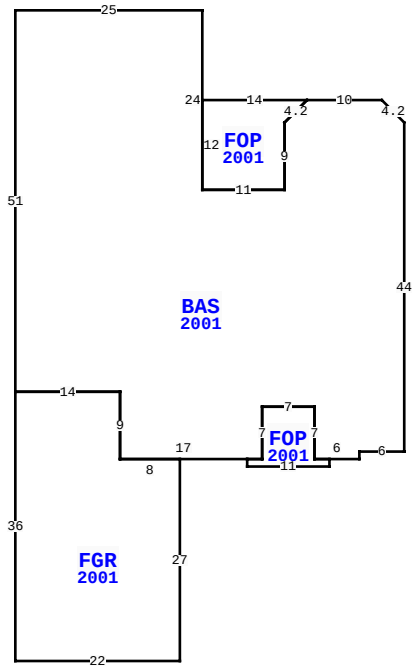
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,474	100	2001	2,474	317,468
FGR	720	55	2001	396	50,816
FOP	60	30	2001	18	2,310
FOP	137	30	2001	41	5,262
TOTALS	3,391			2,929	375,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,929	104.9040	145.82	427,107	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2002 Heated Area: 2474 HX Base Yr 2002



96111 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		375,854
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		506,259
SOH/AGL Deduction		266,332
ASSESSED VALUE		239,927
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		188,516
TOTAL JUST VALUE		506,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1029/1015	1/07/2002	WD	U	I	21	256,800
GRANTOR: MORRISON HOMES INC						
GRANTEE: WALTERS JAMES B & A						
0996/0628	7/06/2001	WD	U	V	19	127,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] L3 U3 W10 FOP=[YR=2001] W14 S12 E11 N9 R3 U3 $ D3 L3 S9 W11 N24W25 S51 FGR=[YR=2001] S36 E22 N27 W8 N9 W14 $ E14 S9E17 FOP=[YR=2001] S1 E11 N1 W2 N7 W7 S7 W2 $ E2 N7 E7 S7 E6 N1 E6 N44 $.

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	2001	2001	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS