



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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	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	1,953	100	2002	1,953	274,298
FGR	480	55	2002	264	37,079
FOP	46	30	2002	14	1,966
FOP	130	30	2002	39	5,477
PTO	368	5	2011	18	2,528
TOTALS	2,977			2,288	321,349

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0911	SCRN RM A	0	100	16	23	368.00	SF	18.00	18.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	

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	114.1700	158.70	363,106	2002	2002	0	0	0	11.50	88.50	
1 SNGL FAM 100% - 2003 Heated Area: 1953 HX Base Yr 2003													
96074 ROXABOGUE DR, FERNANDINA BEACH													

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/05/2026
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		321,349	
TOTAL MARKET OB/XF VALUE		4,265	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		400,614	
SOH/AGL Deduction		187,768	
ASSESSED VALUE		212,846	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		161,435	
TOTAL JUST VALUE		400,614	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		414,277	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/0695	6/22/2020	QC	U	I	11	100
GRANTOR: ROBERTS CHRISTY L & R						
GRANTEE: ROBERTS CHRISTY L						
1104/1234	12/31/2002	WD	Q	I		198,200
GRANTOR: MORRISON HOMES INC						
GRANTEE: ROBERTS CHRISTY L &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W28PT0=[YR=2011] N6 W23 S16 E23 N10 \$ S10 FOP=[YR=2002] W14 S5E4 S6 E10 N11\$ S11 W10 N6 W4 N5 W9 S39 E2 S4 E10 N2 E2 FOP=[YR=2002] E8N2 W2 N5 W6 S7 \$ N7 E6 S5 E11 FGR=[YR=2002] S14 E20 N24 W20 S10\$ N10 E20 N39\$.											