



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	13	LVT/LAMMT 20
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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4013.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,273	100
FGR	380	55
FSP	224	40
PTO	102	5
TOTALS	1,979	1,577

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,577	109.8846	130.49	205,783	1995	1995	0	0	0 13.25	86.75
1 SNGL FAM - 100% - 2021 Heated Area: 1273 HX Base Yr 2021											
TOTALS	1,979	1,577	178,517								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			178,517
TOTAL MARKET OB/XF VALUE			5,629
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			259,146
SOH/AGL Deduction			70,559
ASSESSED VALUE			188,587
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			138,587
TOTAL JUST VALUE			259,146
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			224,458
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018295	ADDITION	20,086	05/01/2001
9501785	NEW CONSTR	49,077	03/01/1995
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD SALE PRICE
2461/0120	11/23/2020	QC U I 11	62,600
GRANTOR: DAVIS SOMMER & JUSTIN			
GRANTEE: DAVIS SOMMER & JUST			
2075/0463	9/27/2016	SW Q I 01	162,300
GRANTOR: BANK OF NEW YORK MELL			
GRANTEE: DAVIS SOMMER & TODD			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1995] W14 N2 PTO=[YR=1995] N12 W8 FSP=[YR=2001]			
W16 S14 E16 N14 \$ S14 E3 N2 E5 \$ W5 S2 W29 S18 FGR=[YR=1995]			
S20 E19 N20 W19 \$ E19 S13 E18 S2 E11 N33 \$.			

TOTALS		1,979	1,577		178,517		96038 MAPLE CT, FERNANDINA BEACH					XF DATE				LAND DATE		05/22/2023	MLU		
		EXTRA FEATURES																	AG DATE		
L N	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	1995	1995	3	79	2,765					
2	0811	CONCRETE B	0	100	0	0	765.00	SF	5.20	5.20	100	1995	1995	3	72	2,864					