LOT 42
IN OR 730/494
OTTER RUN PB 5/156

KEY CHARLES R
96041 MAPLE CT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

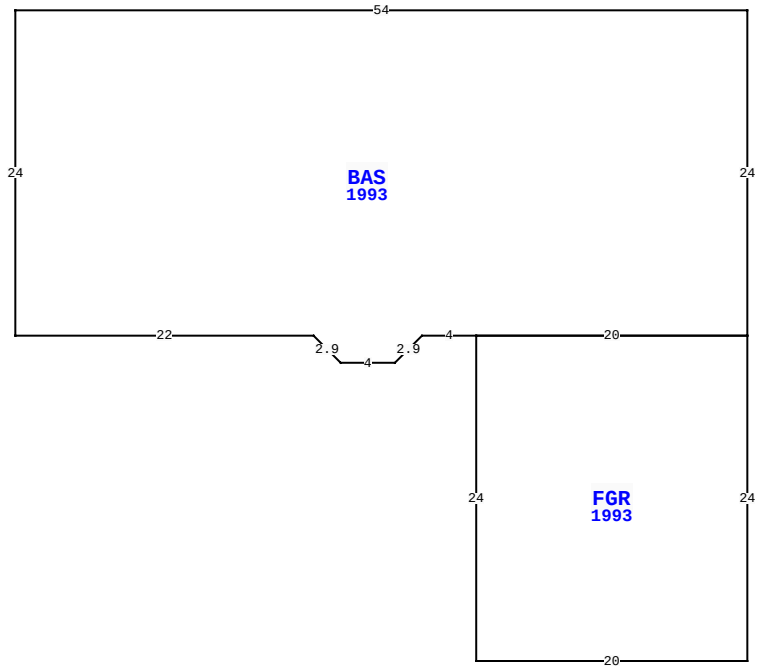
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100	1,308	139,808
FGR	480	55	264	28,218
TOTALS	1,788		1,572	168,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,572	106.2024	126.12	198,261	1990	1990	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 1996 Heated Area: 1308 HX Base Yr 1996



96041 MAPLE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		168,026
TOTAL MARKET OB/XF VALUE		5,356
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		248,382
SOH/AGL Deduction		136,328
ASSESSED VALUE		112,054
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,054
TOTAL JUST VALUE		248,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707519	REPAIR/RRF	15,000	12/01/2017
B1707577	WINDOWS	10,000	12/01/2017
M13767	MECH OTHER	0	04/01/2008
996304	SWIM POOL	8,158	07/01/1999
6607	NEW CONSTR	4,880	04/16/1990
6362	NEW CONSTR	47,695	03/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0730/0494	5/25/1995	WD	Q	I		77,900
GRANTOR: TENNILLE NORTON F JR						
GRANTEE: KEY CHARLES R						
0605/0517	8/23/1990	WD	Q	I		79,600
GRANTOR: TENNILLE WILSON R						
GRANTEE: TENNILLE NORTON F J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S24 E22 D2 R2 E4 U2 R2 E4 FGR=[YR=1993] S24 E20 N24 W20 $ E20 N24 $.

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	1990	1990	3	70	2,450	
2	0810	CONCRETE A	0	100	0	0	721.00	SF	6.50	6.50	100	1990	1990	3	62	2,906	

LAND DESCRIPTION

TOTAL OB/XF 5,356

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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/05/2018 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS