LOT 43
OTTER RUN PB 5/156

PRICE MICHAEL STEVEN
9139 MARGOLYN COURT
JACKSONVILLE, FL 32257

2023

40-2N-28-1590-0043-0000

BUILDING CHARACTERISTICS

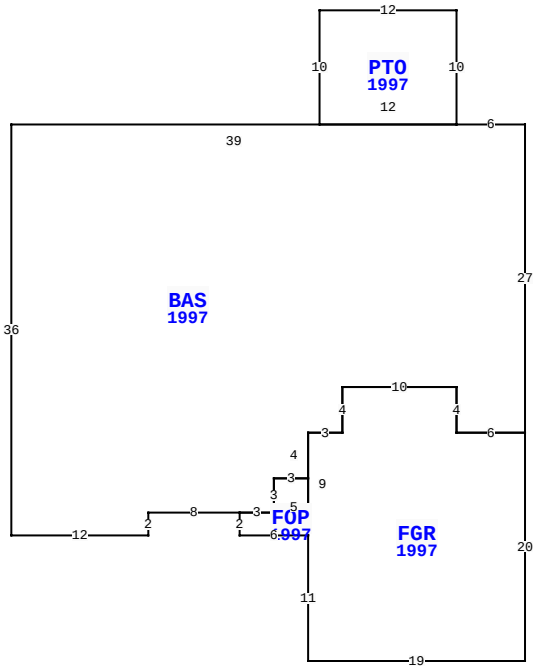
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,372	100	1,372	155,843
FGR	420	55	231	26,239
FOP	21	30	6	682
PTO	120	5	6	682
TOTALS	1,933		1,615	183,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,615	107.1714	127.27	205,541	1997	2000	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2022 Heated Area: 1372 HX Base Yr 2022



96027 MAPLE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		183,445
TOTAL MARKET OB/XF VALUE		2,730
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		261,175
SOH/AGL Deduction		25,960
ASSESSED VALUE		235,215
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		185,215
TOTAL JUST VALUE		261,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973794	NEW CONSTR	54,346	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2652/1208	7/06/2023	WD	Q	I	01	370,000
GRANTOR: PUGH CHANCE H & MEGAN						
GRANTEE: PRICE MICHAEL STEVE						
2472/1955	6/21/2021	WD	Q	I	01	255,000
GRANTOR: FROHN ZACHARY C						
GRANTEE: PUGH CHANCE H & MEG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W6 PTO=[YR=1997] N10 W12 S10 E12$ W39 S36 E12 N2 E8 FOP=[YR=1997] S2 E6 FGR=[YR=1997] S11 E19 N20 W6 N4 W10 S4 W3 S9$ N5 W3 S3 W3$ E3 N3 E3 N4 E3 N4 E10 S4 E6 N27$.

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	0811	CONCRETE B	0	100	0	0	700.00	SF	5.20	5.20	100	1997	1997	3	75	2,730	

LAND DESCRIPTION

TOTAL OB/XF 2,730

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 KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS