

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

KEY CHARLES R  
96041 MAPLE CT  
FERNANDINA BEACH, FL 32034

2024

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



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 80       |
| Exterior Wall            | 31 | HARDIE BRD 20  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 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          | 03      | Quality Level 03 |
| 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        | 154,449              |
| FGR       | 480              | 55          | 264          | 31,173               |
| TOTALS    | 1,788            |             | 1,572        | 185,622              |

| EXTRA FEATURES |            |             |         |   |   |        |    |          |                |
|----------------|------------|-------------|---------|---|---|--------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00   | UT | 3,500.00 | 3,500.00       |
| 2              | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 721.00 | SF | 6.50     | 6.50           |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |

REVIEW DATE 04/18/2024 BY NWA

| MARKET ADJUSTMENTS               |     |           |             |                |                |      |      |      |      |
|----------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0900                             | 01  | 1,572     | 111.7920    | 139.74         | 219,671        | 1990 | 1990 | 0    | 0    |
| 1 SNGL FAM - 100% - 1996         |     |           |             |                |                |      |      |      |      |
| Heated Area: 1308                |     |           |             |                |                |      |      |      |      |
| HX Base Yr 1996                  |     |           |             |                |                |      |      |      |      |
|                                  |     |           |             |                |                |      |      |      |      |
| 96041 MAPLE CT, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF |            |             |         |   |   |        |    |          |                |
|-------------|------------|-------------|---------|---|---|--------|----|----------|----------------|
| 5,168       |            |             |         |   |   |        |    |          |                |
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1           | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00   | UT | 3,500.00 | 3,500.00       |
| 2           | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 721.00 | SF | 6.50     | 6.50           |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| 5,168       |          |     |                      |     |     |          |       |       |             |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000100   | C   | SFR                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 4              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 185,622   |  |
| TOTAL MARKET OB/XF VALUE  |  | 5,168     |  |
| TOTAL LAND VALUE - MARKET |  | 75,000    |  |
| TOTAL MARKET VALUE        |  | 265,790   |  |
| SOH/AGL Deduction         |  | 150,374   |  |
| ASSESSED VALUE            |  | 115,416   |  |
| TOTAL EXEMPTION VALUE     |  | 50,000    |  |
| BASE TAXABLE VALUE        |  | 65,416    |  |
| TOTAL JUST VALUE          |  | 265,790   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 248,382   |  |

| 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 |
| 0730/0494                     | 5/25/1995 | WD        | Q   | I   |        |
| GRANTOR: TENNILLE NORTON F JR |           |           |     |     |        |
| GRANTEE: KEY CHARLES R        |           |           |     |     |        |
| 0605/0517                     | 8/23/1990 | WD        | Q   | I   |        |
| 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 \$ . |  |  |  |  |  |  |  |  |  |

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