



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 90
Interior Floo	11	CLAY TILE 10
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	1,372	100	1,372	176,936
FGR	420	55	231	29,790
FOP	21	30	6	774
PTO	120	5	6	774
TOTALS	1,933		1,615	208,273

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	114.9540	143.69	232,059	1997	2002	0	0	10.25	89.75
1 SNGL FAM - 100% - 2024											
Heated Area: 1372											
HX Base Yr 2024											
96027 MAPLE CT, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/22/2023 MLU											

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	0810	CONCRETE A	0 100	0	0	700.00	SF	6.50	6.50	100	1997	1997	3	73	3,322	

EXTRA FEATURES															
TOTAL OB/XF 3,322															

LAND DESCRIPTION															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		208,273	
TOTAL MARKET OB/XF VALUE		3,322	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		286,595	
SOH/AGL Deduction		117,105	
ASSESSED VALUE		169,490	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		119,490	
TOTAL JUST VALUE		286,595	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		261,175	

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
2652/1208	7/06/2023	WD Q	I	I	01
GRANTOR: PUGH CHANCE H & MEGAN					
GRANTEE: PRICE MICHAEL STEVE					
2472/1955	6/21/2021	WD Q	I	I	01
GRANTOR: FROHN ZACHARY C					
GRANTEE: PUGH CHANCE H & MEG					

BUILDING NOTES															
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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\$.															