LOT 41
OTTER RUN PB 5/156

BATTEN ANDREW
55511 PITTMAN RD
CALLAHAN, FL 32011

2025

40-2N-28-1590-0041-0000

BUILDING CHARACTERISTICS

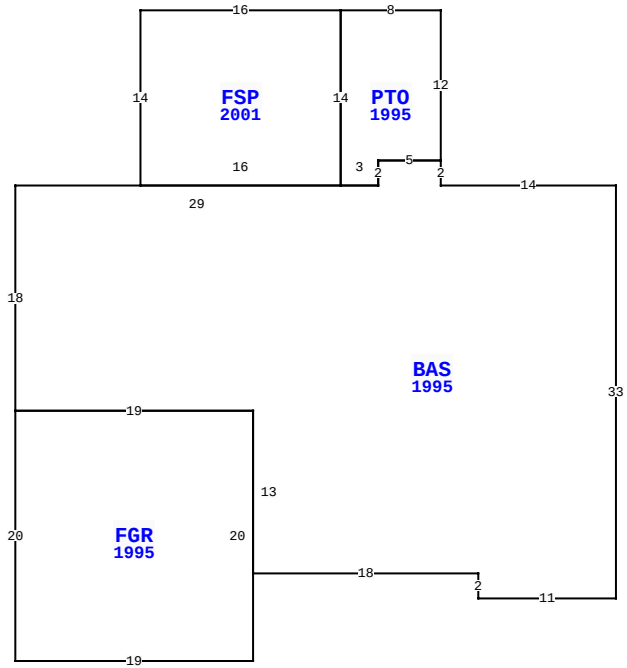
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,273	100	1995	1,273	166,665
FGR	380	55	1995	209	27,363
FSP	224	40	2001	90	11,783
PTO	102	5	1995	5	654
TOTALS	1,979			1,577	206,465

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	115.6680	152.68	240,776	1995	1995	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2021 Heated Area: 1273 HX Base Yr 2021



96038 MAPLE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 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		206,465
TOTAL MARKET OB/XF VALUE		5,365
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		296,830
SOH/AGL Deduction		96,952
ASSESSED VALUE		199,878
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,156
TOTAL JUST VALUE		296,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,133

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 / U	V / I	RSN CD	SALE PRICE
2793/1228	5/27/2025	WD	Q	I	01	360,000
GRANTOR: DAVIS SOMMER						
GRANTEE: BATTEN ANDREW						
2461/0120	11/23/2020	QC	U	I	11	62,600
GRANTOR: DAVIS SOMMER & JUSTIN						
GRANTEE: DAVIS SOMMER & JUST						

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 $.

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	1995	1995	3	76	2,660	
2	0811	CONCRETE B	0	100	0	0	765.00	SF	5.20	5.20	100	1995	1995	3	68	2,705	

LAND DESCRIPTION

TOTAL OB/XF 5,365

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	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS