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

KEY CHARLES R
96041 MAPLE CT
FERNANDINA BEACH, FL 32034

2025

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	03	Quality Level 03

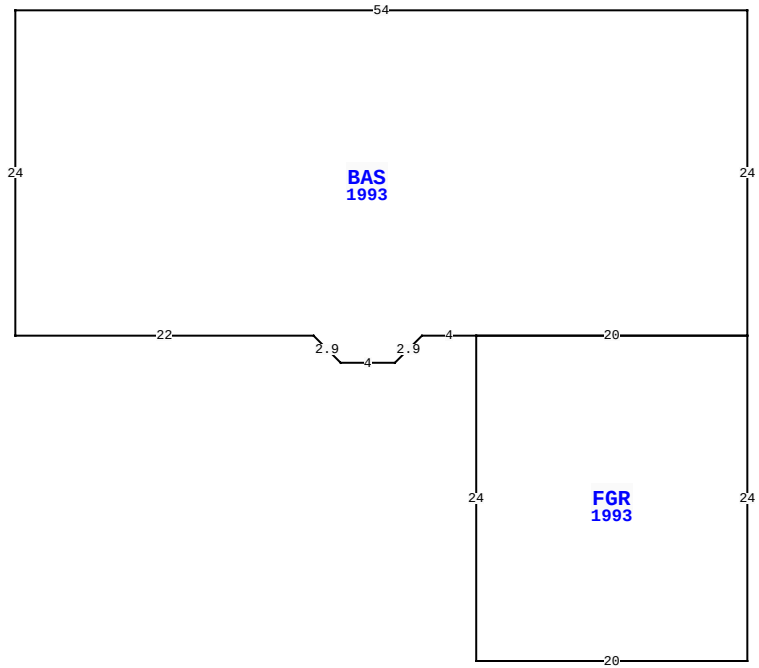
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100	1993	1,308	162,621
FGR	480	55	1993	264	32,822
TOTALS	1,788			1,572	195,443

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	111.7920	147.57	231,980	1990	1990	0	0	0	15.75	84.25

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	04/24/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		195,443
TOTAL MARKET OB/XF VALUE		4,981
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		285,424
SOH/AGL Deduction		166,661
ASSESSED VALUE		118,763
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		68,041
TOTAL JUST VALUE		285,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,790

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	66	2,310	
2	0810	CONCRETE A	0	100	0	0	721.00	SF	6.50	6.50	100	1990	1990	3	57	2,671	

LAND DESCRIPTION

TOTAL OB/XF 4,981

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 04/18/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS