LOT 40
OTTER RUN PB 5/156

HOUSE DEBORAH L REV TRUST/HOUSE DEBORAH L TRUSTEE
96014 MAPLE COURT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

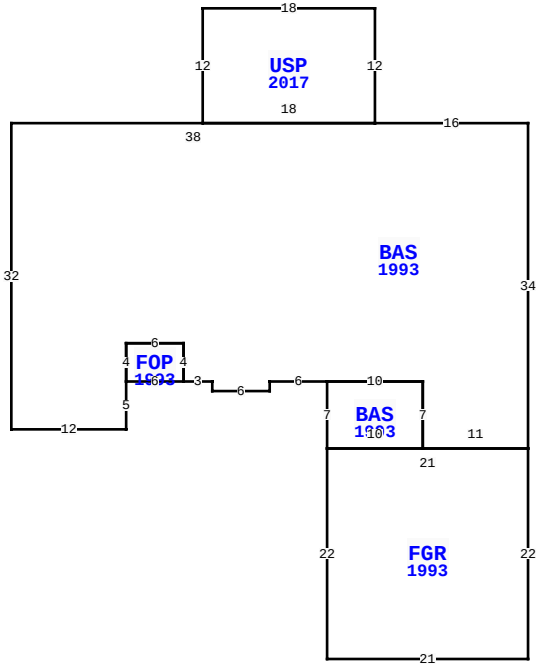
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	70	100	1993	70	9,000
BAS	1,577	100	1993	1,577	202,770
FGR	462	55	1993	254	32,659
FOP	24	30	1993	7	900
USP	216	30	2017	65	8,357
TOTALS	2,349			1,973	253,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,973	100.5480	139.76	275,746	1992	2008	0	0	0	8.00	92.00

1 SNGL FAM 100% - 2018 Heated Area: 1647 HX Base Yr 2018



96014 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		253,686
TOTAL MARKET OB/XF VALUE		32,380
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		371,066
SOH/AGL Deduction		135,706
ASSESSED VALUE		235,360
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		183,949
TOTAL JUST VALUE		371,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002889	SWIM POOL	22,000	03/03/2023
9900029	REMODEL	5,850	02/01/1999
7862	NEW CONSTR	84,900	02/21/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/0283	4/29/2021	WD	U	I	11	100
GRANTOR: HOUSE DEBORAH L						
GRANTEE: HOUSE DEBORAH L REV						
2152/1514	10/18/2017	WD	Q	I	01	246,500
GRANTOR: PALUMBO LINDA L/E						
GRANTEE: HOUSE DEBORAH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 USP=[YR=2017] N12 W18 S12 E18$ W38 S32 E12 N5 FOP=[YR=1993] E6 N4 W6 S4 $ N4 E6 S4 E3 S1 E6 N1 E6 BAS=[YR=1993] S7 FGR=[YR=1993] S22 E21 N22 W21 $ E10 N7 W10 $ E10 S7 E11 N34 $.

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	1992	1992	3	68	2,380	
6	0860	POOL/SPA	1	100	0	0	1.00	UT	30,000.00	30,000.00	100	2024	2023	02	100	30,000	

LAND DESCRIPTION

TOTAL OB/XF 32,380

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 11/15/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS