

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

KEY CHARLES R
96041 MAPLE CT
FERNANDINA BEACH, FL 32034

2026

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



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	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	1,308	100	1993	1,308	162,193
FGR	480	55	1993	264	32,736
TOTALS	1,788			1,572	194,930

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

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	106.2024	147.62	232,059	1990	1990	0	0	0	16.00	84.00
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
INC DATE		AG DATE	MLU

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	

TOTAL OB/XF												
2,240												

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		194,930	
TOTAL MARKET OB/XF VALUE		2,240	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		282,170	
SOH/AGL Deduction		160,200	
ASSESSED VALUE		121,970	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		70,559	
TOTAL JUST VALUE		282,170	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		285,424	

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															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W54 S24 E22 D2 R2 E4 U2 R2 E4 FGR=[YR=1993] S24 E20 N24 W20 \$ E20 N24 \$.															