

LOT 1
IN OR 892/1133
OTTER RUN PB 5/156

TAYLOR KIMBERLY
96587 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0001-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 70		
Exterior Wall	12	CEDAR 30		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 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		
BUD8 Adjustme	04	DIST 01 100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100	1,424	147,939
FGR	525	55	289	30,024
PTO	60	5	3	312

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,716	104.3100	123.87	212,561	1988	1988	0	0	0 16.13	83.87
1 SNGL FAM - 100% - 2000 Heated Area: 1424 HX Base Yr 2000											
TOTALS	2,009		1,716								

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				178,275		
TOTAL MARKET OB/XF VALUE				2,700		
TOTAL LAND VALUE - MARKET				75,000		
TOTAL MARKET VALUE				255,975		
SOH/AGL Deduction				131,756		
ASSESSED VALUE				124,219		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				74,219		
TOTAL JUST VALUE				255,975		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				223,498		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	28	3	84.00	SF	6.50	6.50	100	1988
2	0811	CONCRETE B	0 100	17	38	646.00	SF	5.20	5.20	100	1988
3	0810	CONCRETE A	0 100	16	8	128.00	SF	6.50	6.50	100	1988
TOTAL OB/XF 2,700											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	1.00
REVIEW DATE 04/11/2018 BY KWX											

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS