LOT 7
IN OR 1258/988
OTTER RUN PB 5/156

MCCLELLAN ROBERT E
96005 OTTER COURT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0007-0000

BUILDING CHARACTERISTICS

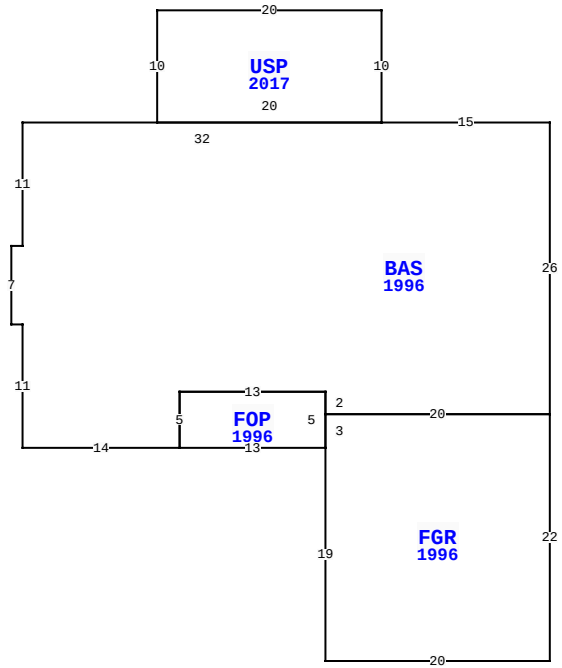
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,245	100	1,245	139,998
FGR	440	55	242	27,212
FOP	65	30	20	2,249
USP	200	30	60	6,747
TOTALS	1,950		1,567	176,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,567	108.5280	128.88	201,955	1996	1996	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2005 Heated Area: 1245 HX Base Yr 2005



96005 OTTER CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		176,206
TOTAL MARKET OB/XF VALUE		5,909
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		257,115
SOH/AGL Deduction		134,285
ASSESSED VALUE		122,830
TOTAL EXEMPTION VALUE	HX HB DX WR SX	110,000
BASE TAXABLE VALUE		12,830
TOTAL JUST VALUE		257,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963040	NEW CONSTR	52,377	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1258/0988	9/10/2004	WD	Q	I		161,000
GRANTOR: LITTLE CLIFTON III &						
GRANTEE: MCCLELLAN ROBERT E						
0774/1301	10/22/1996	WD	Q	I		92,400
GRANTOR: ISLAND HOMES BY SEAWA						
GRANTEE: LITTLE CLIFTON J II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W15 USP=[YR=2017] N10 W20 S10 E20$ W32 S11 W1 S7 E1 S11 E14 FOP=[YR=1996] E13 FGR=[YR=1996] S19 E20 N22 W20 S3$ N5 W13 S5$ N5 E13 S2 E20 N26$.

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	1996	1996	3	80	2,800	
2	0811	CONCRETE B	0	100	0	0	819.00	SF	5.20	5.20	100	1996	1996	3	73	3,109	

LAND DESCRIPTION

TOTAL OB/XF 5,909

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	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

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