



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 70
Interior Floo	11	CLAY TILE 30
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	1,370	100	1,370	160,322
FGR	399	55	219	25,628
FOP	74	30	22	2,575
PTO	80	5	4	468
TOTALS	1,923		1,615	188,992

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	764.00	SF	5.20	5.20	100	1997

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,615	112.3071	133.36	215,376	1997	1997	0	0	0 12.25	87.75
1 SNGL FAM - 100% - 1998 Heated Area: 1370 HX Base Yr 1998											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
96006 OTTER CT, FERNANDINA BEACH 05/22/2023 MLU											

TOTAL OB/XF											
2,980											

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2,980											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			188,992
TOTAL MARKET OB/XF VALUE			2,980
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			266,972
SOH/AGL Deduction			146,508
ASSESSED VALUE			120,464
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			70,464
TOTAL JUST VALUE			266,972
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M972486	H/AC	0	07/01/1997
974013	NEW CONSTR	53,910	06/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0805/1487	9/09/1997	WD	Q	I		95,800	
GRANTOR: ISLAND HOMES BY SEAWA							
GRANTEE: RODRIGUEZ SUSAN							
0798/0735	7/02/1997	WD	U	V	19	20,300	
GRANTOR: OTTER RUN PARTNERSHIP							
GRANTEE: ISLAND HOMES BY SEA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W14 S8 W6 PTO=[YR=1997] N8 W10 S8 E10 \$ W29 S33 E11 FOP=[YR=1997] S2 E19 FGR=[YR=1997] S2 E19 N21 W19 S19 \$ N4 W18 S2 W1 \$ E1 N2 E18 N15 E19 N24 \$.											