LOT 13
OTTER RUN PB 5/156

WAGNER LESLIE/TOCE ROCCO ANTHONY IV
96403 OTTER RUN DR
FERNANDINA BEACH, FL 32034

**2023**

**40-2N-28-1590-0013-0000**

## BUILDING CHARACTERISTICS

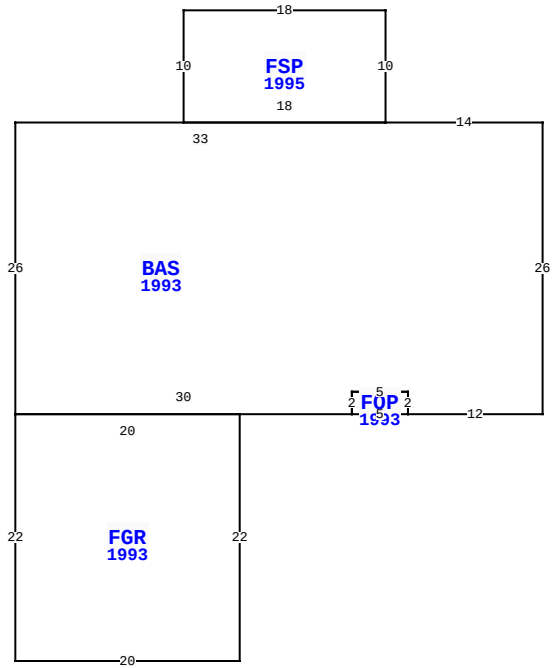
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,212 | 100 | 1,212 | 138,913 |
| FGR | 440 | 55 | 242 | 27,737 |
| FOP | 10 | 30 | 3 | 344 |
| FSP | 180 | 40 | 72 | 8,252 |
| TOTALS | 1,842 | | 1,529 | 175,246 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,529 | 108.1404 | 128.42 | 196,354 | 1992 | 2000 | 0 | 0 | 0 | 10.75 | 89.25 |

1 SNGL FAM – 100% - 2022 Heated Area: 1212 HX Base Yr 2022




96403 OTTER RUN DR, 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 | | 175,246 |
| TOTAL MARKET OB/XF VALUE | | 2,952 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 253,198 |
| SOH/AGL Deduction | | 25,304 |
| ASSESSED VALUE | | 227,894 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 177,894 |
| TOTAL JUST VALUE | | 253,198 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 221,256 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 95 02121 | ADDITION | 2,071 | 07/01/1995 |
| 7967 | NEW CONSTR | 64,325 | 03/27/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2522/1968 | 12/17/2021 | WD | Q | I | 01 | 308,000 |
| GRANTOR: OPENDOOR PROPERTY J L | | | | | | |
| GRANTEE: WAGNER LESLIE & ROC | | | | | | |
| 2478/0321 | 7/07/2021 | WD | U | I | 37 | 290,000 |
| GRANTOR: QUINONES PATRICIA L & | | | | | | |
| GRANTEE: OPENDOOR PROPERTY J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W14 FSP=[YR=1995] N10 W18 S10 E18$ W33 S26
FGR=[YR=1993] S22 E20 N22 W20$ E30 FOP=[YR=1993] E5 N2 W5 S2$
N2 E5 S2 E12 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 860.00 | SF | 5.20 | 5.20 | 100 | 1992 | 1992 | 3 | 66 | 2,952 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,952

| 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 | 0003 | 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 07/01/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS