LOT 20
OTTER RUN PB 5/156

COOPER STACEY D ET AL/LOVEQUIST MARAH K
96291 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

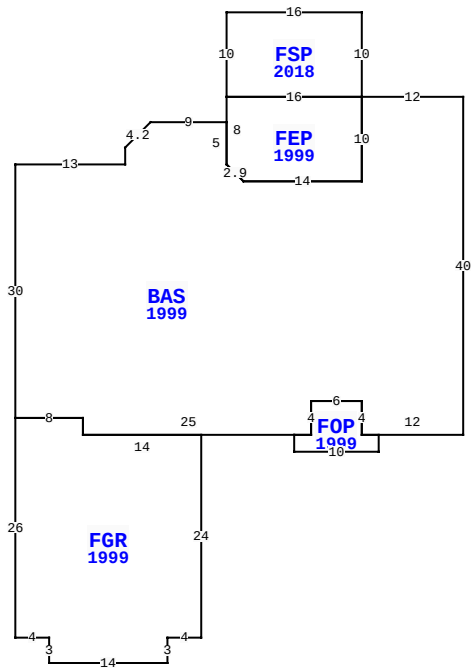
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,778	100	1,778	196,582
FEP	158	80	126	13,931
FGR	586	55	322	35,601
FOP	44	30	13	1,437
FSP	160	40	64	7,076
TOTALS	2,726		2,303	254,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,303	105.2030	124.93	287,714	1999	1999	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2008 Heated Area: 1778 HX Base Yr 2008



96291 OTTER RUN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		254,627
TOTAL MARKET OB/XF VALUE		30,278
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		359,905
SOH/AGL Deduction		163,524
ASSESSED VALUE		196,381
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,381
TOTAL JUST VALUE		359,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R179914	REPAIR/RRF	18,000	11/07/2017
9905952	SWIM POOL	10,500	04/01/1999
9805188	NEW CONSTR	88,988	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/1274	6/01/2023	WD	Q	I	01	443,000
GRANTOR: DOWNEY MICHAEL J & LI						
GRANTEE: COOPER STACEY D ET						
1501/0892	5/25/2007	WD	Q	I		269,000
GRANTOR: MURRAY LARRY & CAROL						
GRANTEE: DOWNEY MICHAEL J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 FSP=[YR=2018] N10 W16 S10 E16$
FEP=[YR=1999] W16 S8 D2 R2 E14 N10$ S10 W14 U2 L2 N5 W9
D3 L3 S2 W13 S30 FGR=[YR=1999] S26 E4 S3 E14 N3 E4 N24
W14N2 W8$ E8 S2 E25 FOP=[YR=1999] S2 E10 N2 W2 N4 W6 S4 W2$
E2 N4 E6 S4 E12 N40$.

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	0810	CONCRETE A	0	100	40	6	240.00	SF	6.50	6.50	100	1999	1999	3	79	1,232	
2	0810	CONCRETE A	0	100	0	0	2,408.00	SF	6.50	6.50	100	1999	1999	3	79	12,365	
3	0845	KOOL DECK	0	100	0	0	1,138.00	SF	7.25	7.25	100	1999	1999	3	79	6,518	
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1999	1999	3	25	9,563	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 30,278

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 11/25/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS