

LOT 27
IN OR 2220/629
OTTER RUN PB 5/156

PECHA ERIK & STEPHANIE
96185 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0027-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 80		
Exterior Wall	16	WD FR STUC 20		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
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	1,348	100	1,348	163,042
FGR	456	55	251	30,358
FOP	72	30	22	2,661
PTO	80	5	4	483
TOTALS	1,956		1,625	196,546

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	1,625	114.8265	136.36	221,585	1999	1999	0	0	88.70

1 SNGL FAM - 0% - 0

Heated Area: 1348

HX Base Yr

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/22/2023

MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				196,546			
TOTAL MARKET OB/XF VALUE				25,762			
TOTAL LAND VALUE - MARKET				75,000			
TOTAL MARKET VALUE				297,308			
SOH/AGL Deduction				45,203			
ASSESSED VALUE				252,105			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				252,105			
TOTAL JUST VALUE				297,308			
NCON VALUE				21,880			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				240,277			

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0810	CONCRETE A	0	0	18	3		54.00	SF 6.50	100	1999	1999	3	79
2	0810	CONCRETE A	0	0	39	18		702.00	SF 6.50	100	1999	1999	3	79
3	0866	POOL FIBER	0	0	0	0		260.00	SF 72.00	100	2022	2022	3	100
4	0855	CONC PAVER	0	0	0	0		316.00	SF 10.00	100	2022	2022	3	100
TOTAL OB/XF 25,762														

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00
TOTAL ADJ UNIT PRICE 75,000.00														
LAND VALUE 75,000														
OTHER ADJUSTMENTS AND NOTES														
YEAR DENSITY DECL FRZ YR CONSRV														