LOT 30
IN OR 893/639
OTTER RUN PB 5/156

SABATTINI MARK A & CATHERINE A
96135 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0030-0000

BUILDING CHARACTERISTICS

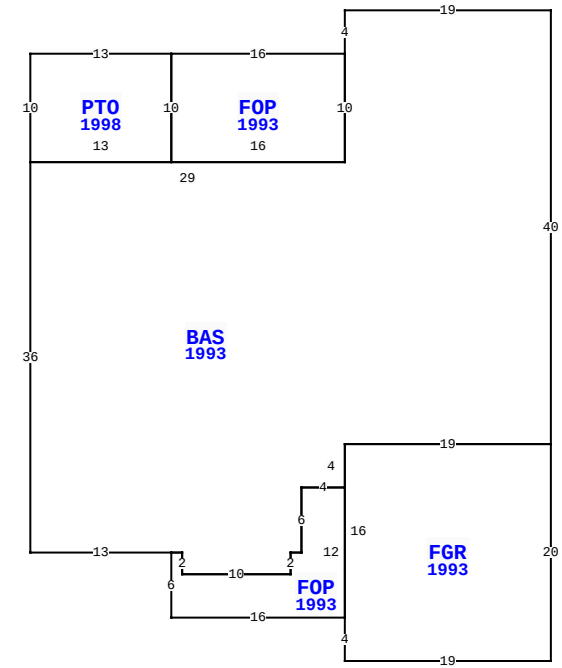
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,800	100	1,800	182,544
FGR	380	55	209	21,196
FOP	100	30	30	3,043
FOP	160	30	48	4,868
PTO	130	5	6	609
TOTALS	2,570		2,093	212,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,093	100.1756	118.96	248,983	1992	1992	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 2000 Heated Area: 1800 HX Base Yr 2000



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

96135 OTTER RUN DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,258
TOTAL MARKET OB/XF VALUE		6,727
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		293,985
SOH/AGL Deduction		154,743
ASSESSED VALUE		139,242
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,242
TOTAL JUST VALUE		293,985
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24785	REMODEL	12,011	06/01/2011
M014981	H/AC	0	04/01/2001
8346	NEW CONSTR	79,056	08/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0893/0639	7/30/1999	WD	Q	I		128,000
GRANTOR: BRITTAIN RICHARD E JR						
GRANTEE: SABATTINI MARK A &						
0789/1959	4/10/1997	WD	Q	I		125,000
GRANTOR: HALL TIMOTHY M & CHRI						
GRANTEE: BRITTAIN RICHARD E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 S4 FOP=[YR=1993] W16 PTO=[YR=1998] W13 S10 E13 N10$ S10 E16 N10$ S10 W29 S36 E13 FOP=[YR=1993] S6 E16 FGR=[YR=1993] S4 E19 N20 W19 S16$ N12 W4 S6 W1 S2 W10 N2 W1$ E1 S2 E10 N2 E1 N6 E4N4 E19 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	0812	CONCRETE C	0	100	0	0	1,226.00	SF	4.00	4.00	100	1992	1992	3	66	3,237	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1998	1998	3	20	480	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 6,727

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