

LOT 66
IN OR 1628/679
OTTER RUN PB 5/156

SCATTOLON PATRICIA A
96454 OTTER RUN DR
FERNANDINA BEACH, FL 32034-1156

2023

40-2N-28-1590-0066-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 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
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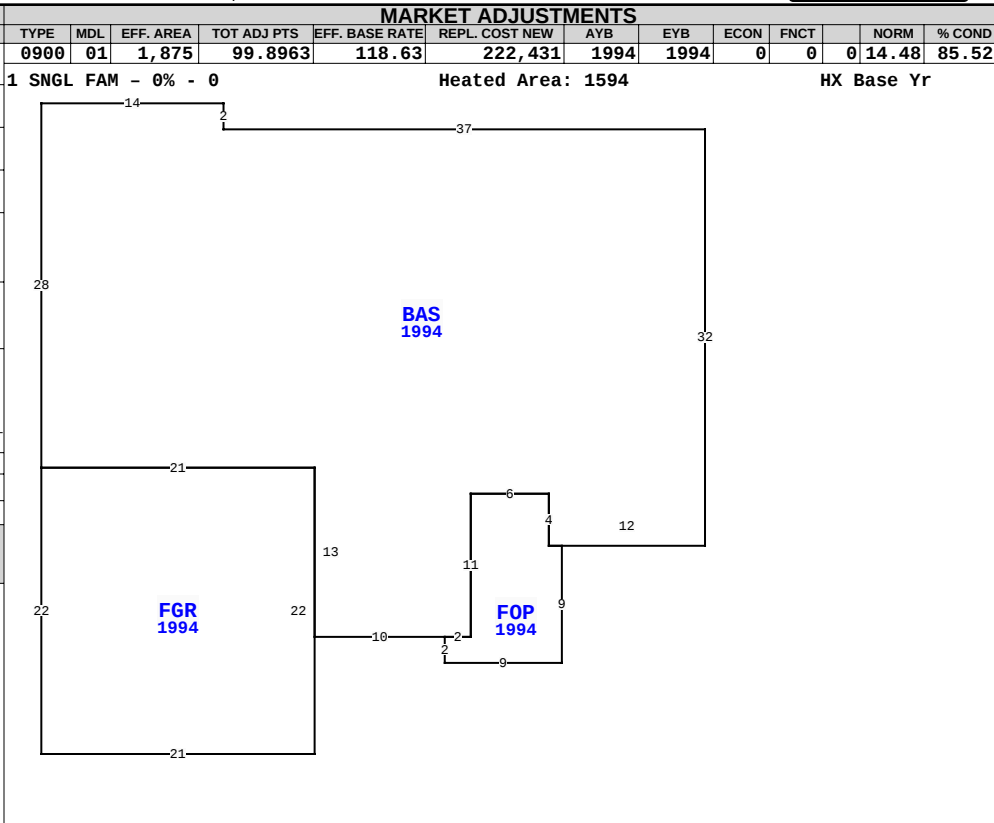
NEIGHBORHOOD/LOC	4013.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,594	100	1,594	161,715
FGR	462	55	254	25,769
FOP	91	30	27	2,739

TOTALS	2,147	1,875	190,223
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	806.00	SF	5.20	5.20	
3	0845	KOOL DECK	0	0	0	0	725.00	SF	7.25	7.25	
4	0861	POOL GUNIT	0	0	14	28	392.00	SF	85.00	85.00	
5	0462	ST/AL FNC	0	0	11	0	440.00	SF	10.00	10.00	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	0	0003	RS-1	0.00	0.00	1.00	LT	



96454 OTTER RUN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	0811	CONCRETE B	0	0	0	0	806.00	SF	5.20	5.20	100	1994	1994	3	70	2,934	
3	0845	KOOL DECK	0	0	0	0	725.00	SF	7.25	7.25	100	1998	1998	3	77	4,047	
4	0861	POOL GUNIT	0	0	14	28	392.00	SF	85.00	85.00	100	1998	1998	3	23	7,664	
5	0462	ST/AL FNC	0	0	11	0	440.00	SF	10.00	10.00	100	2000	2000	3	29	1,276	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	55	165	

TOTAL OB/XF											
18,781											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			190,223
TOTAL MARKET OB/XF VALUE			18,781
TOTAL LAND VALUE - MARKET			82,500
TOTAL MARKET VALUE			291,504
SOH/AGL Deduction			48,293
ASSESSED VALUE			243,211
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			243,211
TOTAL JUST VALUE			291,504
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			251,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9805224	SWIM POOL	16,450	08/01/1998
93-0608	NEW CONSTR	72,435	11/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1628/0679	7/06/2009	WD	Q	I	01
GRANTOR: WERLING PAUL J & KARE					SALE PRICE
GRANTEE: SCATTOLON PATRICIA					217,500
1405/0875	4/19/2006	WD	Q	I	
GRANTOR: MERCER PHILLIP M & MA					235,000
GRANTEE: WERLING PAUL J & KA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W37 N2 W14 S28 FGR=[YR=1994] S22 E21 N22 W21 \$ E21 S13 E10 FOP=[YR=1994] S2 E9 N9 W1 N4 W6 S11 W2 \$ E2 N11 E6 S4 E12 N32 \$.											