



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 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		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

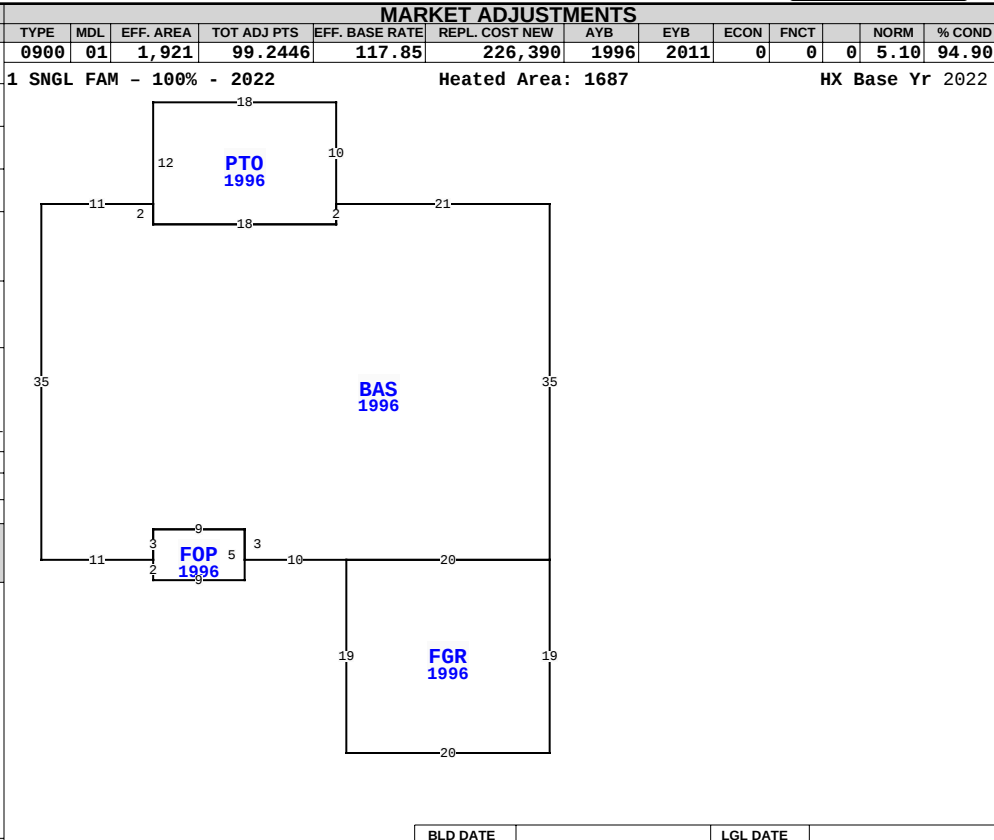
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,687	100	1,687	188,674
FGR	380	55	209	23,375
FOP	45	30	14	1,566
PTO	216	5	11	1,230
TOTALS	2,328		1,921	214,844

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0811	CONCRETE B	0	100	0	0	829.00	SF	5.20	5.20	100	1996	1996	3	73	3,147	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
3	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00	10.00	100	2019	2019	3	93	4,464	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000133	C



96420 OTTER RUN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	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		214, 844	
TOTAL MARKET OB/XF VALUE		10, 699	
TOTAL LAND VALUE - MARKET		82, 500	
TOTAL MARKET VALUE		308, 043	
SOH/AGL Deduction		15, 068	
ASSESSED VALUE		292, 975	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		242, 975	
TOTAL JUST VALUE		308, 043	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		284, 442	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 02440	NEW CONSTR	63,419	02/05/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2435/1760	2/22/2021	WD	Q	I	01	312,000
GRANTOR: KOHLER PROPERTY DEVEL						
GRANTEE: HILL JASON A & JACL						
2068/1567	8/29/2016	WD	Q	I	01	210,000
GRANTOR: OVERTON JEFFERY W & C						
GRANTEE: KOHLER PROPERTY DEV						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1996] W21 PTO=[YR=1996] N10 W18 S12 E18 N2\$ S2 W18 N2 W11 S3\$ E11 FOP=[YR=1996] S2 E9 N5 W9 S3\$ N3 E9 S3 E10 FGR=[YR=1996] S19 E20 N19 W20\$ E20 N35\$.		