

LOT 69
IN OR 1763/1445
OTTER RUN PB 5/156

ABRAMS JANET
96398 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0069-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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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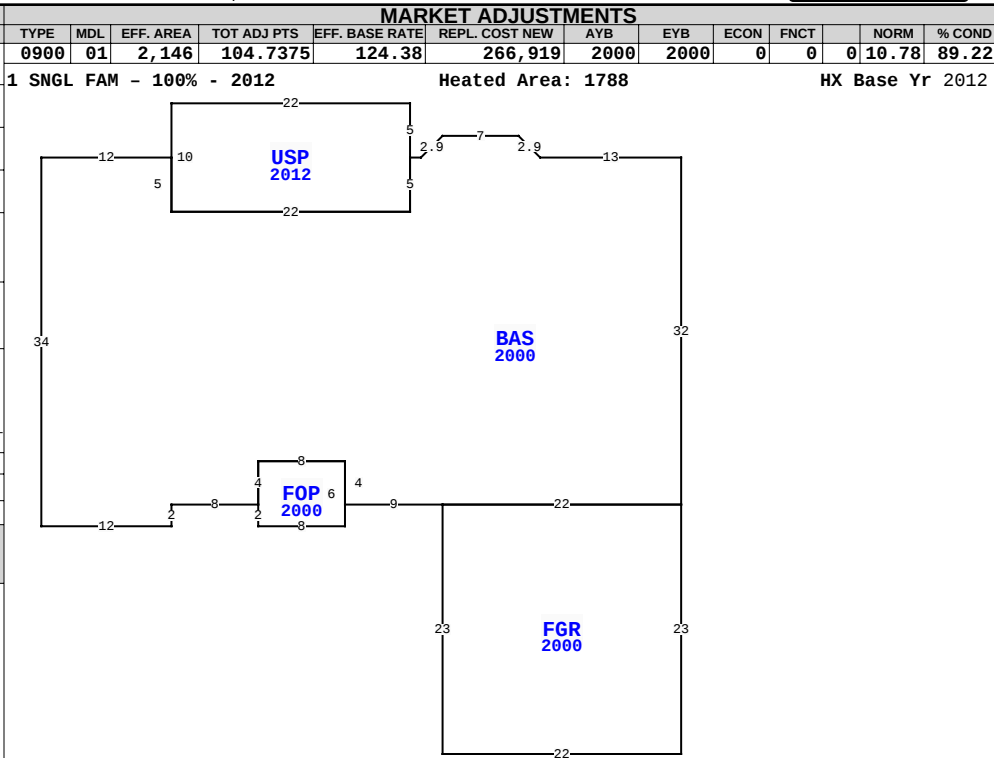
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,788	100	1,788	198,417
FGR	506	55	278	30,850
FOP	48	30	14	1,553
USP	220	30	66	7,324

TOTALS	2,562		2,146	238,145
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	183.00	SF	6.50	6.50
3	0811	CONCRETE B	0 100	40	16	640.00	SF	5.20	5.20
4	0462	ST/AL FNC	0 100	0	0	444.00	SF	10.00	10.00
5	0861	POOL GUNIT	0 100	36	14	504.00	SF	85.00	85.00
6	0855	CONC PAVER	0 100	0	0	816.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00

REVIEW DATE	11/07/2017	BY	KW
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96398 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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0810	CONCRETE A	0 100	0	0	183.00	SF	6.50	6.50	100	2000	2000	3	80	952	
3	0811	CONCRETE B	0 100	40	16	640.00	SF	5.20	5.20	100	2000	2000	3	80	2,662	
4	0462	ST/AL FNC	0 100	0	0	444.00	SF	10.00	10.00	100	2012	2012	3	71	3,152	
5	0861	POOL GUNIT	0 100	36	14	504.00	SF	85.00	85.00	100	2017	2017	3	87	37,271	
6	0855	CONC PAVER	0 100	0	0	816.00	SF	10.00	10.00	100	2017	2017	3	97	7,915	

TOTAL OB/XF										54,927						
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	UNIT PRICE	ADJ UNIT PRICE
1	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	75,000.00	82,500.00

Total Acres: 0.00	Total Land Value: 82,500	Market: 0	Agricultural: 0	Common: 82,500
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		238,145	
TOTAL MARKET OB/XF VALUE		54,927	
TOTAL LAND VALUE - MARKET		82,500	
TOTAL MARKET VALUE		375,572	
SOH/AGL Deduction		182,118	
ASSESSED VALUE		193,454	
TOTAL EXEMPTION VALUE		HX HB WX SX 105,000	
BASE TAXABLE VALUE		88,454	
TOTAL JUST VALUE		375,572	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		323,178	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2006280	H/AC	0	08/01/2020
B1705043	SWIM POOL	37,000	08/01/2017
R1703932	REPAIR/RRF	9,350	06/01/2017
B25399	ADDITION	2,078	12/01/2011
996392	NEW CONSTR	85,184	08/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1763/1445	11/03/2011	WD	Q	I	02	159,500	
GRANTOR: RYAN THOMAS J & MILDR							
GRANTEE: ABRAMS ALAN & JANET							
1763/1441	11/02/2011	QC	U	I	11	100	
GRANTOR: RYAN THOMAS J & MILDR							
GRANTEE: RYAN THOMAS J & MIL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W13 U2 L2 W7 L2 D2 W1 USP=[YR=2012] N5 W22 S10 E22 N5\$ S5 W22 N5 W12 S34 E12 N2 E8 FOP=[YR=2000] S2 E8 N6 W8 S4 \$ N4 E8 S4 E9 FGR=[YR=2000] S23 E22 N23 W22 \$ E22 N32 \$.									