

LOT 70
IN OR 2175/376
OTTER RUN PB 5/156

ROWLEY ELIZABETH ANN
96380 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0070-0000



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	14	CARPET 90
Interior Floor	11	CLAY TILE 10
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	1,671	100	1,671	181,756
FGR	436	55	240	26,105
FOP	76	30	23	2,502
PTO	120	5	6	653

TOTALS	2,303		1,940	211,015
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	43	3	129.00	SF	6.50
3	0810	CONCRETE A	0	100	38	16	608.00	SF	6.50
4	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,940	102.6893	121.94	236,564	2000	2000	0	0	0	10.80	89.20
1 SNGL FAM - 100% - 2018 Heated Area: 1671 HX Base Yr 2018												

96380 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	43	3	129.00	SF	6.50	6.50	100	2000	2000	3	80	671	
3	0810	CONCRETE A	0	100	38	16	608.00	SF	6.50	6.50	100	2000	2000	3	80	3,162	
4	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00	10.00	100	2005	2005	3	44	2,112	

LAND DESCRIPTION										TOTAL OB/XF										8,920	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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					
REVIEW DATE		04/11/2018		BY	KWX	Total Acres: 0.00			Total Land Value: 82,500			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		211,015	
TOTAL MARKET OB/XF VALUE		8,920	
TOTAL LAND VALUE - MARKET		82,500	
TOTAL MARKET VALUE		302,435	
SOH/AGL Deduction		103,992	
ASSESSED VALUE		198,443	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		148,443	
TOTAL JUST VALUE		302,435	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		261,400	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996391	NEW CONSTR	74,313	08/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2175/0376	2/02/2018	WD	U	I	30	109,900
GRANTOR: ROWLEY JOSEPH E REVOC						
GRANTEE: ROWLEY ELIZABETH AN						
1384/0023	1/24/2006	WD	Q	I		226,500
GRANTOR: O'QUINN JOHNNY B & RE						
GRANTEE: ROWLEY JOSEPH E TRU						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W1 N11 W21 PTO=[YR=2000] N10 W12 S10 E12 \$ W26 S38 E10 N2 E1 FOP=[YR=2000] S4 E16 FGR=[YR=2000] S16 E20 N22 W18 S2 W2 S4 \$ N6 W6 S2 W10 \$ E10 N2 E6 S2 E2 N2 E18 N16 E1 N7 \$.									