

LOT 72
IN OR 1932/1786
OTTER RUN PB 5/156

LOWE ELIZABETH M & DAVID C
96342 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0072-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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
NEIGHBORHOOD/LOC	4013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,673	100	1,673	181,452
FGR	449	55	247	26,789
FOP	64	30	19	2,061
PTO	120	5	6	651
TOTALS	2,306		1,945	210,953

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	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	39	4	156.00	SF	6.50	6.50	
3	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	

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	100	0003	RS-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,945	101.4790	120.51	234,392	1998	2002	0	0	0 10.00	90.00
1 SNGL FAM - 100% - 2015 Heated Area: 1673 HX Base Yr 2015											
96342 OTTER RUN DR, FERNANDINA BEACH											
BLD DATE: 05/22/2023 MLU											

TOTAL OB/XF											
6,249											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		210,953	
TOTAL MARKET OB/XF VALUE		6,249	
TOTAL LAND VALUE - MARKET		82,500	
TOTAL MARKET VALUE		299,702	
SOH/AGL Deduction		123,055	
ASSESSED VALUE		176,647	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		126,647	
TOTAL JUST VALUE		299,702	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		260,020	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104702	ROOF	14,000	04/15/2021
R1702225	REMODEL	13,500	03/20/2017
982750	NEW CONSTR	0	04/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1932/1786	8/15/2014	WD	Q	I	01
GRANTOR: HOSTETTER DANNIE J					
GRANTEE: LOWE ELIZABETH M &					
0861/0375	12/31/1998	WD	Q	I	
GRANTOR: TSB OF NASSAU COUNTY					
GRANTEE: HOSTETTER DANNIE J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W14 PTO=[YR=1998] N10 W12 S10 E12 \$ W32 S38 E13 N2 FOP=[YR=1998] E12 N4 W8 N4 W4 S8 \$ N8 E4 S4 E8 S6 FGR=[YR=1998] S22 E21 N20 W3 N3 W5 S3 W6 N2 W7 \$E7 S2 E6 N3 E5 S3 E3 N40 \$.											