

SOVICK GEORGE P III & JENNIFER
96330 OTTER RUN DR
FERNANDINA BEACH, FL 32034

40-2N-28-1590-0073-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 80

Exterior Wall20FACE BRICK 20

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame Stories Units02WOOD FRAME 100
1.1.100
0100

Occupancy00NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4013.00

TOTALS2,3841,851217,418

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,851109.2994129.79240,24119982004009.5090.50

1 SNGL FAM - 100% - 2020Heated Area: 1576HX Base Yr 2020

PTO1998

BAS1998

FGR1998

FOP1998

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE217,418

TOTAL MARKET OB/XF VALUE6,133

TOTAL LAND VALUE - MARKET82,500

TOTAL MARKET VALUE306,051

SOH/AGL Deduction94,178

ASSESSED VALUE211,873

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE161,873

TOTAL JUST VALUE306,051

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE265,802

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1865/18246/24/2013WDQI02142,000

GRANTOR:WOOTEN ERICA A

GRANTEE:SOVICK GEORGE P III

1807/01475/08/2012QCUI11100

GRANTOR:WOOTEN JUSTIN MICHAEL

GRANTEE:WOOTEN ERICA ANN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 PT0=[YR=1998] W36 S9 E26 U2 R2 E4 D2 R2
E2 N9 \$ S9 W2 U2 L2 W4 D2 L2 W26 S35 E12 N5 E8
FOP=[YR=1998] S5 E8 N5 W2 N4 W4 S4 W2 \$ E2 N4 E4 S4 E10
FGR=[YR=1998] S5 E20 N22 W20 S17 \$ N17 E20 N22 \$.

EXTRA FEATURES

96330 OTTER RUN DR, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/22/2023MLU

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010023369.00SF6.506.5010019981998377345

20811CONCRETE B01001840720.00SF5.205.20100199819983772,883

30500FP-PRE FAB0100001.00UT3,500.003,500.00100199819983832,905

LAND DESCRIPTIONTOTAL OB/XF6,133

LNUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEDTDPHFAC% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000133CSFR LAKE1000003RS-10.000.001.00LT1.001.001.1075,000.0082,500.0082,500

REVIEW DATE07/06/2020BYKWA

Total Acres: 0.00Total Land Value: 82,500Market: 0Agricultural: 0Common: 82,500PRINTED 08/02/2023 BY SYS