

LOT 74
IN OR 1146/1756
OTTER RUN PB 5/156

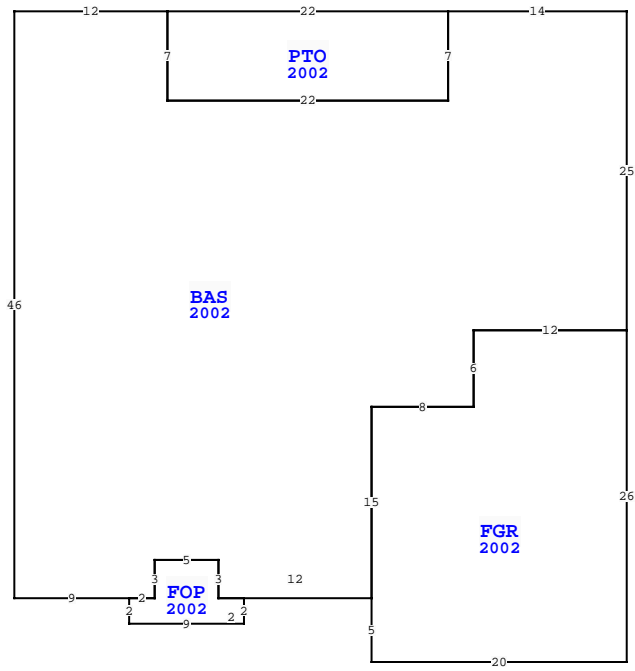
SEAGLE WADE R & LYNDA M
96318 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0074-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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
BAS	1,667	100	1,667
FGR	472	55	260
FOP	33	30	10
PTO	154	5	8
			SUBAREA MARKET VALUE
			182,810
			28,513
			1,097
			877
TOTALS	2,326		1,945
			213,297

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	2002	2004	0	0	9.00	91.00
1 SNGL FAM - 100% - 2004 Heated Area: 1667 HX Base Yr 2004											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			213,297
TOTAL MARKET OB/XF VALUE			41,312
TOTAL LAND VALUE - MARKET			82,500
TOTAL MARKET VALUE			337,109
SOH/AGL Deduction			174,878
ASSESSED VALUE			162,231
TOTAL EXEMPTION VALUE	HX HB XM	50,000	
BASE TAXABLE VALUE			112,231
TOTAL JUST VALUE			337,109
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615430	REPAIR/RRF	12,500	10/24/2016
B25165	SWIM POOL	33,196	09/01/2011
007343	NEW CONSTR	82,242	07/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1146/1456	6/19/2003	WD Q	Q	I		163,000
GRANTOR: STOKES PHILLIP W & TA						
GRANTEE: SEAGLE WADE R & LYN						
1039/1818	2/26/2002	WD Q	Q	I		149,300
GRANTOR: ISLAND HOMES BY SEAWA						
GRANTEE: STOKES PHILLIP & TA						

EXTRA FEATURES																
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	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0	100	0	690.00	SF	5.20	5.20	100	2002	2002	3	83	2,978	
3	0861	POOL GUNIT	0	100	0	454.00	SF	85.00	85.00	100	2011	2011	3	68	26,241	
4	0855	CONC PAVER	0	100	0	306.00	SF	10.00	10.00	100	2011	2011	3	93	2,846	
5	0462	ST/AL FNC	0	100	0	912.00	SF	10.00	10.00	100	2011	2011	3	68	6,202	
TOTALS															41,312	

LAND DESCRIPTION															TOTAL OB/XF									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	75,000.00	82,500.00	82,500							