

COOK EDWIN CHARLES JR
96292 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

40-2N-28-1590-0075-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 30 VINYL 80										0900 01 2,056 102.9686 122.28 251,408 1998 2005 0 0 0 8.10 91.90										Tax Group: 4 Tax Dist:									
Exterior Wall 16 WD FR STUC 20										1 SNGL FAM - 100% - 2004 Heated Area: 1519 HX Base Yr 2004										BUILDING MARKET VALUE 231,044									
Roof Structur 08 IRREGULAR 100																				TOTAL MARKET OB/XF VALUE 47,533									
Roof Cover 03 COMP SHNGL 100																				TOTAL LAND VALUE - MARKET 82,500									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET VALUE 361,077									
Interior Floo 13 LVT/LAMNT 50																				SOH/AGL Deduction 181,145									
Interior Floo 14 CARPET 50																				ASSESSED VALUE 179,932									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 129,932									
Bedrooms 3 100																				TOTAL JUST VALUE 361,077									
Bathrooms 2 100																				NCON VALUE 0									
Frame 02 WOOD FRAME 100																				INCOME VALUE									
Stories 1. 1. 100																				PREVIOUS YEAR MKT VALUE 310,152									
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 1,411 100 1,411 158,562																													
BAS 108 100 108 12,136																													
FEP 276 80 221 24,835																													
FGR 400 55 220 24,723																													
FOP 42 30 13 1,461																													
USP 276 30 83 9,327																													
TOTALS 2,513 2,056 231,044																													
EXTRA FEATURES										96292 OTTER RUN DR, FERNANDINA BEACH																			
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 1998 1998 3 83 2,905																													
3 0811 CONCRETE B 0 100 0 0 1,254.00 SF 5.20 5.20 100 1998 1998 3 77 5,021																													
5 0462 ST/AL FNC 0 100 146 0 584.00 SF 10.00 10.00 100 2012 2012 3 71 4,146																													
6 0861 POOL GUNIT 0 100 31 15 465.00 SF 85.00 85.00 100 2012 2012 3 71 28,063																													
7 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2012 2012 3 60 1,200																													
8 0855 CONC PAVER 0 100 0 0 942.00 SF 7.00 7.00 100 2012 2012 3 94 6,198																													
LAND DESCRIPTION										TOTAL OB/XF 47,533																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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 RS-1 0.00 0.00 1.00 LT 1.00 1.00 1.10 75,000.00 82,500.00 82,500																													
REVIEW DATE 11/20/2020 BY KW										Total Acres: 0.00 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500										PRINTED 08/02/2023 BY SYS									