

LOT 76 IN OR 1104/202
OTTER RUN PB 5/156

SETTLE WILLIAM H & ALICE M
96226 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0076-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
BAS	1,979	100
FGR	840	55
FOP	36	30
TOTALS	2,855	2,452

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,452	99.8640	118.59	290,783	1997	2001	0	0	10.25	89.75	
1 SNGL FAM - 100% - 2004 Heated Area: 1979 HX Base Yr 2004												
TOTALS	2,855	2,452	260,978									

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4				Tax Dist:		
BUILDING MARKET VALUE				260,978		
TOTAL MARKET OB/XF VALUE				18,809		
TOTAL LAND VALUE - MARKET				82,500		
TOTAL MARKET VALUE				362,287		
SOH/AGL Deduction				187,304		
ASSESSED VALUE				174,983		
TOTAL EXEMPTION VALUE				HX HB	50,000	
BASE TAXABLE VALUE				124,983		
TOTAL JUST VALUE				362,287		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				314,919		

EXTRA FEATURES										96226 OTTER RUN DR, FERNANDINA BEACH				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	0812	CONCRETE C	0	100	0	0	1,539.00	SF	4.00	4.00	100	1997	1997	3	75	4,617					
2	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	1996	1996	3	20	8,704					
3	0845	KOOL DECK	0	100	0	0	1,037.00	SF	7.25	7.25	100	1996	1996	3	73	5,488					
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