

LOT 77 IN OR 780/1962
OTTER RUN PB 5/156

SOUTHERLAND JACKIE ALAN
96202 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0077-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	30	VINYL 80	0900	01	2,095	99.2446	117.85	246,896	1996	1996	0	0	12.80	87.20	STANDARD													
Exterior Wall	16	WD FR STUC 20	1 SNGL FAM - 100% - 2000													Heated Area: 1792												
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2000												
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	SUBAREA MARKET VALUE																								
BAS	1,792	100	1,792	184,155																								
FGR	440	55	242	24,869																								
FOP	44	30	13	1,336																								
FOP	160	30	48	4,933																								
TOTALS			2,436		2,095	215,293																						
EXTRA FEATURES			96202 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	0810	CONCRETE A	0	100	0	0	760.00	SF	6.50	6.50	100	1996	1996	3	73	3,606												
2	0855	CONC PAVER	0	100	0	0	440.00	SF	7.00	7.00	100	2016	2016	3	97	2,988												
LAND DESCRIPTION			TOTAL OB/XF 6,594																									
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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000											
REVIEW DATE 11/20/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																												