

LOT 97
IN OR 715/1669
OTTER RUN PB 5/156

HENNEMANN HARRY E
96011 OVERLOOK CIRCLE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0097-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 80
Exterior Wall	31 HARDIE BRD 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	13 LVT/LAMNT 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
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NEIGHBORHOOD/LOC	4013.00
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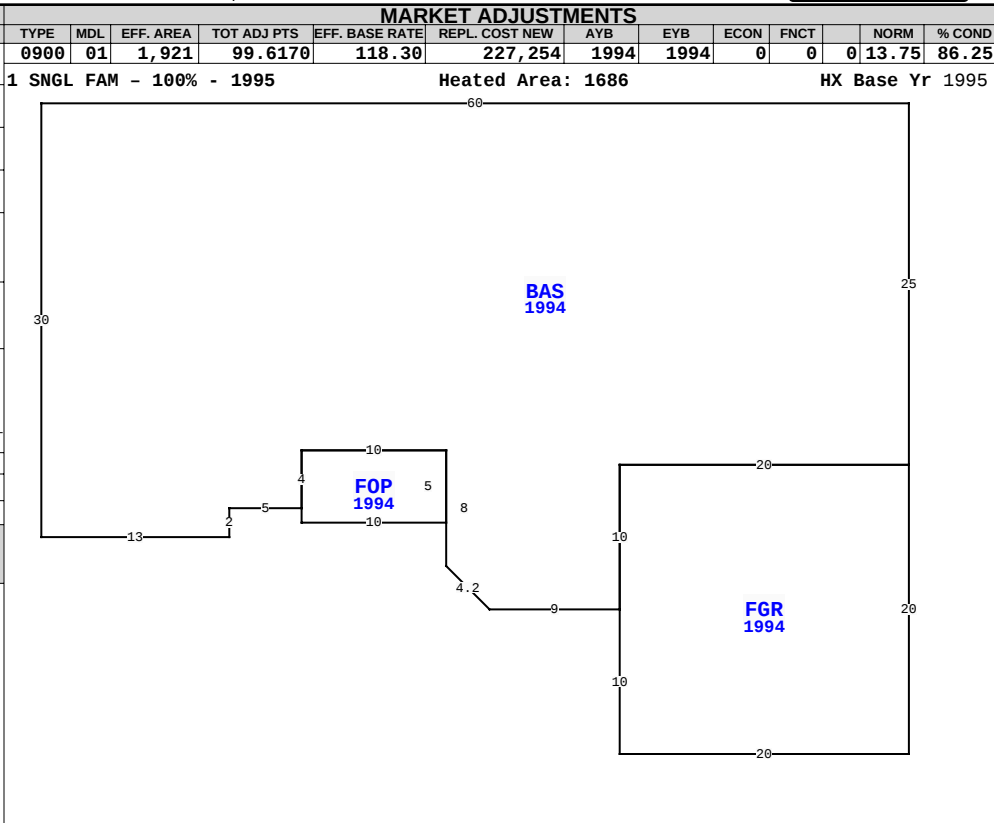
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,686	100	1,686	172,029
FGR	400	55	220	22,447
FOP	50	30	15	1,531

TOTALS	2,136	1,921	196,007
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	1,134.00	SF	5.20	
3	0855	CONC PAVER	0 100	20	10	200.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000133	C	SFR LAKE	100		RS-1	0.00	0.00	

REVIEW DATE	04/05/2018	BY	KW
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96011 OVERLOOK CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	0811	CONCRETE B	0 100	0	0	1,134.00	SF	5.20	5.20	100	1994	1994	3	70	4,128	
3	0855	CONC PAVER	0 100	20	10	200.00	SF	10.00	10.00	100	2010	2010	3	92	1,840	

TOTAL OB/XF															8,663	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	75,000.00	82,500.00					

Total Acres: 0.00	Total Land Value: 82,500	Market: 0	Agricultural: 0	Common: 82,500
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
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VALUATION SUMMARY										STANDARD
VALUATION BY										
Tax Group: 4										
Tax Dist:										
BUILDING MARKET VALUE										196,007
TOTAL MARKET OB/XF VALUE										8,663
TOTAL LAND VALUE - MARKET										82,500
TOTAL MARKET VALUE										287,170
SOH/AGL Deduction										152,581
ASSESSED VALUE										134,589
TOTAL EXEMPTION VALUE										55,000
BASE TAXABLE VALUE										79,589
TOTAL JUST VALUE										287,170
NCON VALUE										0
INCOME VALUE										
PREVIOUS YEAR MKT VALUE										248,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00812	NEW CONSTR	97,635	02/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0715/1669	10/11/1994	WD	Q	I		96,900	
GRANTOR:TREVETT HOMES INC							
GRANTEE:HENNEMANN HARRY E &							
0669/0694	10/29/1992	WD	U	V	09	48,500	
GRANTOR:OTTER RUN							
GRANTEE:TREVETT HOMES INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W60 S30 E13 N2 E5 FOP=[YR=1994] S1 E10 N5 W10 S4\$ N4 E10 S8 D3 R3 E9 FGR=[YR=1994] S10 E20 N20 W20 S10\$ N10 E20 N25\$.									