PT OR 1028/835
ESMT PT OR 812/1587

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2023

41-2N-28-0000-0002-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		17 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

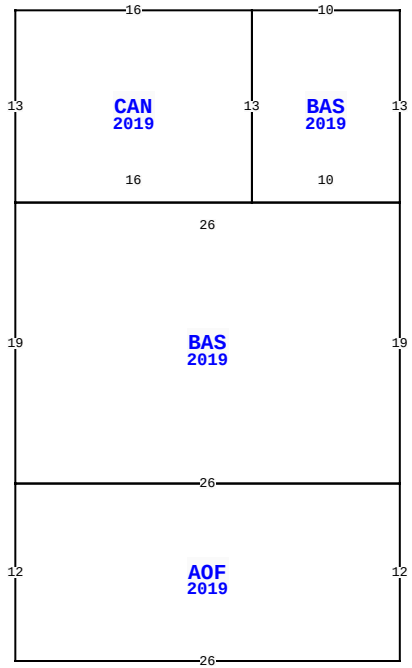
DOR CODE 9100 UTILITIES
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	312	185	577	28,098
BAS	130	100	130	6,331
BAS	494	100	494	24,056
CAN	208	30	62	3,019
TOTALS	1,144		1,263	61,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,263	104.6005	49.69	62,758	2019	2019	0	0	0	2.00	98.00

1 STOR WAREH – 0% - 0 Heated Area: 936 HX Base Yr



96107 OTTER RUN DR, FERNANDINA BEACH

BLD DATE	12/30/2019	KK	LGL DATE	
XF DATE	12/30/2019	KK	LAND DATE	05/31/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,503
TOTAL MARKET OB/XF VALUE		32,554
TOTAL LAND VALUE - MARKET		53,250
TOTAL MARKET VALUE		147,307
SOH/AGL Deduction		44,646
ASSESSED VALUE		102,661
TOTAL EXEMPTION VALUE	04	102,661
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		147,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001577	XFOB	103,246	04/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1028/0835	1/02/2002	WD	U	I	12	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: JEA						
1026/0541	12/21/2001	WD	U	V	02	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: UNITED WATER FLORID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W10 CAN=[YR=2019] W16 S13 BAS=[YR=2019] S19 AOF=[YR=2019] S12 E26 N12 W26$ E26 N19 W26$ E16 N13$ S13 E10 N13$.

EXTRA FEATURES

LN	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	0	0	0	2,342.00	SF	4.00	4.00	100	2019	2019	3	99	9,274	
2	0431	CL FNC 8B	0	0	0	0	443.00	LF	12.50	12.50	100	2019	2019	3	96	5,316	
3	0972	ST LGHT UN	0	0	0	0	3.00	UT	1,897.50	1,897.50	100	2019	2019	3	96	5,465	
4	0819	CONC 12"	0	0	45	10	450.00	SF	9.50	9.50	100	2019	2019	3	99	4,232	
5	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2019	2019	3	96	672	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576	
7	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2019	2019	3	90	360	
8	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2019	2019	3	90	720	
9	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	2019	2019	3	100	1,000	
10	0972	ST LGHT UN	0	0	0	0	2.00	UT	1,897.50	1,897.50	100	2019	2019	3	96	3,643	

TOTAL OB/XF 31,258

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	009100	C	UTILITY	0		OR	0.00	0.00	0.71	AC		1.00	1.00	1.00	75,000.00	75,000.00	53,250							

REVIEW DATE 12/30/2019 BY KK Total Acres: 0.71 Total Land Value: 53,250 Market: 0 Agricultural: 0 Common: 53,250 PRINTED 08/02/2023 BY SYS

PT OR 1028/835
ESMT PT OR 812/1587

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2023

41-2N-28-0000-0002-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	12/30/2019	KK	LGL DATE
XF DATE	12/30/2019	KK	LAND DATE 05/31/2023 MLU
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,503
TOTAL MARKET OB/XF VALUE		32,554
TOTAL LAND VALUE - MARKET		53,250
TOTAL MARKET VALUE		147,307
SOH/AGL Deduction		44,646
ASSESSED VALUE		102,661
TOTAL EXEMPTION VALUE	04	102,661
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		147,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1028/0835	1/02/2002	WD	U	I	12	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: JEA						
1026/0541	12/21/2001	WD	U	V	02	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: UNITED WATER FLORID						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	0978	SECURTY LT	0	0	0	0	4.00	UT	337.50	337.50	100	2019	2019	3	96	1,296	

LAND DESCRIPTION

TOTAL OB/XF 1,296

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/30/2019 BY KK Total Acres: 0.71 Total Land Value: 53,250 Market: 0 Agricultural: 0 Common: 53,250 PRINTED 08/02/2023 BY SYS