

LOT 1
IN OR 892/1133
OTTER RUN PB 5/156

TAYLOR KIMBERLY
96587 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 70
Exterior Wall	12 CEDAR 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
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
BUD\$ Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	03	Quality Level 03	
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	1,424	100	1,424	163,293
FGR	525	55	289	33,140
PTO	60	5	3	344
TOTALS	2,009		1,716	196,778

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	28	3	84.00	SF	6.50	6.50	100	1988
2	0811	CONCRETE B	0 100	17	38	646.00	SF	5.20	5.20	100	1988
3	0810	CONCRETE A	0 100	16	8	128.00	SF	6.50	6.50	100	1988

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,716	109.8000	137.25	235,521	1988	1988	0	0	0 16.45	83.55
1 SNGL FAM - 100% - 2000											
Heated Area: 1424											
HX Base Yr 2000											

96587 OTTER RUN DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/22/2023 MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
196,778											
TOTAL MARKET OB/XF VALUE											
2,582											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
274,360											
SOH/AGL Deduction											
146,414											
ASSESSED VALUE											
127,946											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
77,946											
TOTAL JUST VALUE											
274,360											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
255,975											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1906021	REPAIR/RRF	18,173	07/01/2019
B0109119	NEW CONSTR	23,750	12/01/2001
4464	NEW CONSTR	51,706	10/28/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2168/0713	12/27/2017	FJ	U	I	11	0			
GRANTOR: CLERK OF COURT									
GRANTEE: TAYLOR KIMBERLY KAY									
2273/1516	9/21/2016	QC	U	I	11	100			
GRANTOR: TAYLOR HERBERT T JR									
GRANTEE: TAYLOR KIMBERLY									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W25 N2 W6 S2 W25 S15 PTO=[YR=1993] W6 S10 E6 N10\$ S10 E27 S3 E4 N3 E4 FGR=[YR=1993] S25 E21 N25 W21\$ E21 N25\$.											