

MOODY GEORGE H & DEBORAH H
96559 OTTER RUN DR
FERNANDINA BEACH, FL 32034

40-2N-28-1590-0003-0000

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENTCD

VINYL 70
HARDIE BRD 30
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
LVT/LAMNT 50
CARPET 50
CENTRAL 100
AIR DUCTED 100
WOOD FRAME 100
NONE 100

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTFEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

9900011,596113.1180141.40225,674199220000011.2588.75

1 SNGL FAM - 100% - 2000Heated Area: 1246HX Base Yr 2000

FSP
1993

BAS
1993

FOP
1993

FGR
1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE200,286

TOTAL MARKET OB/XF VALUE3,052

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE278,338

SOH/AGL Deduction155,924

ASSESSED VALUE122,414

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE72,414

TOTAL JUST VALUE278,338

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE259,919

PERMIT NUMDESCRIPTIONAMTISSUED

B1906555(7) WINDOWS4,94607/01/2019

R1213228REPAIR/RRF8,90711/01/2012

4379H/AC1,90010/08/1992

8385NEW CONSTR57,10009/17/1992

SALES DATA

OFF RECORDNumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

0848/18269/16/1998WDQ Q I78,900

GRANTOR: BROUSSARD BRIAN D

GRANTEE: MOODY GEORGE & DEBO

0673/11741/12/1993WDQ Q I78,900

GRANTOR: SEAWARD HOMES INC

GRANTEE: BROUSSARD & UNDERWOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FSP=[YR=1993] N10 W19 S10 E19\$ W34 S25
FGR=[YR=1993] S23 E20 N18 FOP=[YR=1993] E14 N5 W14 S5\$ N5
W20\$ E34 S5 E13 N12 E1 N6 W1 N12\$.

LAND DESCRIPTIONTOTAL OB/XF3,052

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND UNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESTAX YEARDENSITYDECLFRZYRCONSRV

1000100CSFRSFR100RSF-10.000.001.00LT1.001.001.0075,000.0075,000.0075,000

EXTRA FEATURES

96559 OTTER RUN DR, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/22/2023MLU

OB/XF MKT VALUENOTES

3,052

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS