



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	11	CLAY TILE 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
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	1,379	100	1,379	204,400
FGR	380	55	209	30,978
FOP	54	30	16	2,372
PTO	312	5	16	2,372
TOTALS	2,125		1,620	240,122

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	0	100	0	0	901.00	SF	5.20										
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00										

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,620	127.5000	159.38	258,196	1993	2008	0	0	0	7.00	93.00	
1 SNGL FAM - 100% - 2022 Heated Area: 1379 HX Base Yr 2022													
96523 OTTER RUN DR, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/22/2023 MLU													

TOTAL OB/XF 5,682													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0	100	0	0			5.20	100	1993	1993	3
2	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	1993	1993	3

TOTAL OB/XF 5,682													
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
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		240,122	
TOTAL MARKET OB/XF VALUE		5,682	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		320,804	
SOH/AGL Deduction		45,724	
ASSESSED VALUE		275,080	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		225,080	
TOTAL JUST VALUE		320,804	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,721	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1803572	REPAIR/RRF	8,400	04/09/2018
R13074	RE-ROOF	5,400	08/01/2012
0189	NEW CONSTR	58,330	04/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2470/1800	6/10/2021	WD	Q	I	01
GRANTOR: BROWN JEREMY M & JENN					
GRANTEE: PATRANA CARIDAD A &					
2469/0446	6/07/2021	FJ	U	I	11
GRANTOR: DIONNE RONALD J ESTAT					
GRANTEE: BROWN JEREMY M & JE					

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W24 PTO=[YR=2019] N12 W26 S12 E26\$ W26 S28 FGR=[YR=1993] S20 E19 N17 FOP=[YR=1993] E11 N3 U3 L3 W4 D3 L3 W1 S3\$ N3 W19\$ E20 U3 R3 E4 D3 R3 E20 N28\$.													