LOT 6
IN OR 711 PG 1419
OTTER RUN PB 5/156

CARLTON MARK F & JILL A
96015 OTTER COURT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

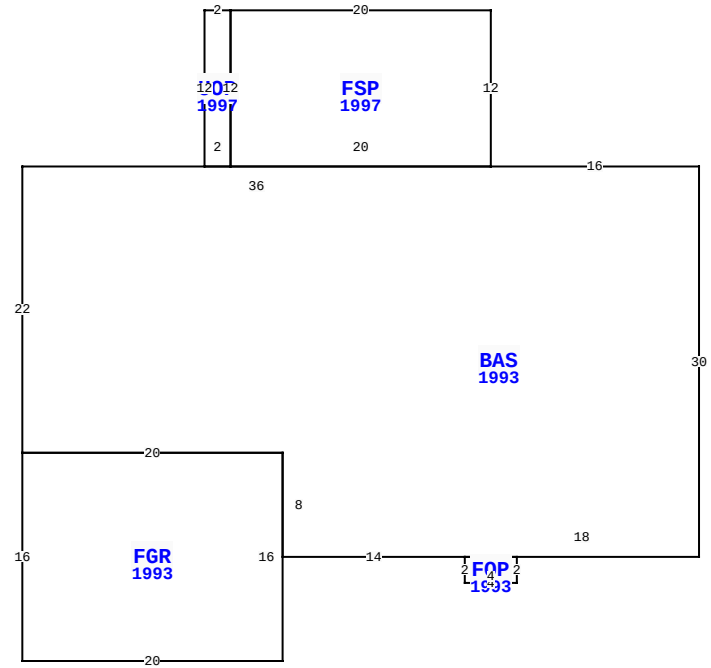
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,400	100	1,400	164,522
FGR	320	55	176	20,683
FOP	8	30	2	235
FSP	240	40	96	11,282
UOP	24	20	5	587
TOTALS	1,992		1,679	197,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,679	109.0000	136.25	228,764	1992	1995	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 1995 Heated Area: 1400 HX Base Yr 1995



96015 OTTER CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,309
TOTAL MARKET OB/XF VALUE		2,729
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		275,038
SOH/AGL Deduction		153,009
ASSESSED VALUE		122,029
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,029
TOTAL JUST VALUE		275,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2004237	H/AC	4,550	06/01/2020
973827	ADDITION	0	04/01/1997
7783	NEW CONSTR	55,545	01/21/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0711/1419	8/10/1994	WD	Q	I		74,500
GRANTOR: DUNN STEPHEN & BEVERL						
GRANTEE: CARLTON MARK & JILL						
0674/0125	1/25/1993	WD	Q	I		67,500
GRANTOR: HENNING LAURENCE						
GRANTEE: DUNN STEPHEN & BEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FSP=[YR=1997] N12 W20 UOP=[YR=1997] W2 S12 E2 N12$ S12 E20 $ W36 S22 FGR=[YR=1993] S16 E20 N16 W20$ E20 S8 E14 FOP=[YR=1993] S2 E4 N2 W4$ E18 N30$.

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	0811	CONCRETE B	0	100	0	0	820.00	SF	5.20	5.20	100	1992	1992	3	64	2,729	

LAND DESCRIPTION

TOTAL OB/XF 2,729

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS