



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 Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	1,370	100	1,370	176,633
FGR	399	55	219	28,236
FOP	74	30	22	2,836
PTO	80	5	4	516
TOTALS	1,923		1,615	208,221

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	764.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	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	1,615	118.2180	147.77	238,649	1997	1997	0	0	0	12.75	87.25
1 SNGL FAM - 100% - 1998 Heated Area: 1370 HX Base Yr 1998												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
96006 OTTER CT, FERNANDINA BEACH 05/22/2023 MLU												

TOTAL OB/XF 2,900												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0 100	0	0	764.00	SF	5.20	5.20	100	1997	1997

TOTAL OB/XF 2,900												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0 100	0	0	764.00	SF	5.20	5.20	100	1997	1997

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		208,221	
TOTAL MARKET OB/XF VALUE		2,900	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		286,121	
SOH/AGL Deduction		162,043	
ASSESSED VALUE		124,078	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		74,078	
TOTAL JUST VALUE		286,121	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		266,972	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M972486	H/AC	0	07/01/1997
974013	NEW CONSTR	53,910	06/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0805/1487	9/09/1997	WD Q	I		
GRANTOR: ISLAND HOMES BY SEAWA					
GRANTEE: RODRIGUEZ SUSAN					
0798/0735	7/02/1997	WD U	V	19	
GRANTOR: OTTER RUN PARTNERSHIP					
GRANTEE: ISLAND HOMES BY SEA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W14 S8 W6 PTO=[YR=1997] N8 W10 S8 E10 \$ W29 S33 E11 FOP=[YR=1997] S2 E19 FGR=[YR=1997] S2 E19 N21 W19 S19 \$ N4 W18 S2 W1 \$ E1 N2 E18 N15 E19 N24 \$.									