



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	1,280	100	1,280	151,140
BAS	140	100	140	16,531
FGR	361	55	199	23,497
FOP	10	30	3	354
TOTALS	1,791		1,622	191,522

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994
2	0811	CONCRETE B	0 100	0	0	1,172.00	SF	5.20	5.20	100	1994

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	1,622	110.1600	137.70	223,349	1994	1994	0	0	0 14.25	85.75
1 SNGL FAM - 100% - 1995											
Heated Area: 1420											
HX Base Yr 1995											
96417 OTTER RUN DR, FERNANDINA BEACH											
BLD DATE: 05/22/2023 MLU											

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		191,522	
TOTAL MARKET OB/XF VALUE		6,804	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		273,326	
SOH/AGL Deduction		143,728	
ASSESSED VALUE		129,598	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		79,598	
TOTAL JUST VALUE		273,326	
NCON VALUE		13,721	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,358	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318096	H/AC	0	05/01/2013
94-00910	NEW CONSTR	55,658	03/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2272/1276	4/29/2019	WD U	I	11	
GRANTOR: ASTLES MERINDA N F/K/					
GRANTEE: POWELL TODD K					
0707/1793	6/24/1994	WD Q	I		77,500
GRANTOR: SEAWARD HOMES					
GRANTEE: POWELL TODD K & MER					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994;ORIG=0,0] W12 W14 W2 U2L2 W5 D2L2 W12 S32 E12 N2 E18 N12 E19 N18 \$											
FGR=[YR=1994;ORIG=-19,30] S7 E19 N19 W19 S12 \$											
FOP=[YR=1994;ORIG=-37,32] E5 N2 W5 S2 \$											
BAS=[YR=2024;ORIG=-12,0] W14 N10 E14 S10 \$											

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