



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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	1,212	100	1,212	153,054
FGR	440	55	242	30,560
FOP	10	30	3	379
FSP	180	40	72	9,092
TOTALS	1,842		1,529	193,085

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,529	113.8320	142.29	217,561	1992	2000	0	0	0	11.25	88.75	
1 SNGL FAM - 100% - 2022 Heated Area: 1212 HX Base Yr 2022													
96403 OTTER RUN DR, FERNANDINA BEACH													

L N	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	860.00	SF	5.20	5.20	100	1992	1992	3	64	2,862	

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		193,085	
TOTAL MARKET OB/XF VALUE		2,862	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		270,947	
SOH/AGL Deduction		36,216	
ASSESSED VALUE		234,731	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		184,731	
TOTAL JUST VALUE		270,947	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		253,198	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 02121	ADDITION	2,071	07/01/1995
7967	NEW CONSTR	64,325	03/27/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2522/1968	12/17/2021	WD	Q	I	01	308,000	
GRANTOR: OPENDOOR PROPERTY J L							
GRANTEE: WAGNER LESLIE & ROC							
2478/0321	7/07/2021	WD	U	I	37	290,000	
GRANTOR: QUINONES PATRICIA L &							
GRANTEE: OPENDOOR PROPERTY J							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W14 FSP=[YR=1995] N10 W18 S10 E18\$ W33 S26 FGR=[YR=1993] S22 E20 N22 W20\$ E30 FOP=[YR=1993] E5 N2 W5 S2\$ N2 E5 S2 E12 N26\$.															

LAND DESCRIPTION															
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	TOT ADJ	UNIT PRICE
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00