

LOT 15
IN OR 1641/1488
OTTER RUN PB 5/156

MCCABE MUNIBA
96375 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0015-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 90		
Interior Floor	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	1,241	100	1,241	150,633
DCK	88	10	9	1,092
DCK	120	10	12	1,457
FGR	399	55	219	26,582
FOP	10	30	3	364
FOP	200	30	60	7,283
TOTALS	2,058		1,544	187,411

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,544	114.2400	142.80	220,483	1992	1992	0	0	0	15.00	85.00
1 SNGL FAM - 100% - 0						Heated Area: 1241		HX Base Yr				
The diagram shows a building footprint with several rooms and corridors. The rooms are labeled with their names and years: DCK 2019 (top right), FOP 2019 (middle right), BAS 1993 (center), FGR 1993 (bottom left), and FOP 1993 (bottom center). Dimensions are provided for various sections: 20, 6, 20, 10, 22, 4, 4, 20, 8, 42, 15, 19, 21, 15, 13, 5, 2, 2, 13, 19. The layout includes a large central area (BAS 1993) and several smaller rooms and corridors (DCK 2019, FOP 2019, FGR 1993, FOP 1993).												