

ALVARADO CARLOS DANIEL
96357 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

40-2N-28-1590-0016-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

30

VINYL 80

Exterior Wall

31

HARDIE BRD 20

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

13

LVT/LAMNT 90

Interior Floo

11

CLAY TILE 10

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame Stories Units

02

WOOD FRAME 100
1. 1. 100
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

147,594

FGR

440

55

242

29,470

FOP

10

30

3

365

FOP

470

30

141

17,170

TOTALS

2,132

1,598

194,600

EXTRA FEATURES

96357 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

887.00

SF

5.20

5.20

100

1991

1991

3

62

2,860

2

0940

SHEDS/PORT

0 100

10 12

120.00

SF

30.00

30.00

100

1998

1998

3

20

720

3

0681

POLE SHED

0 100

6 9

54.00

SF

15.00

15.00

100

1998

1998

3

26

211

LAND DESCRIPTION

TOTAL OB/XF

3,791

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0003

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

07/02/2020

BY

KWA

Total Acres:

0.00

Total Land Value:

75,000

Market:

0

Agricultural:

0

Common:

75,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,598

114.9540

143.69

229,617

1991

1991

0

0

15.25

84.75

1 SNGL FAM - 100% - 2024

Heated Area: 1212

HX Base Yr 2024

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/22/2023

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

194,600

TOTAL MARKET OB/XF VALUE

3,791

TOTAL LAND VALUE - MARKET

75,000

TOTAL MARKET VALUE

273,391

SOH/AGL Deduction

0

ASSESSED VALUE

273,391

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

223,391

TOTAL JUST VALUE

273,391

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

250,200

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

RSN CD

SALE PRICE

2623/0516

3/03/2023

WD Q

I I

01

343,000

GRANTOR: SHORELINE RENTAL INVE

GRANTEE: ALVARADO CARLOS DAN

1837/0767

1/23/2013

WD U

I I

11

100

GRANTOR: LONG MARYLEE W & H VE

GRANTEE: SHORELINE RENTAL IN

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] N10 W47 S10 E47\$ BAS=[YR=1993] W47 S26
FGR=[YR=1993] S22 E20 N22 W20\$ E30 FOP=[YR=1993] E5 N2 W5 S2\$
N2 E5 S2 E12 N26\$.