LOT 21
IN OR 2480/1887
ESMT MODIFICATION OR 602/1253

DIBIASE DANIEL & ANYA C
96279 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

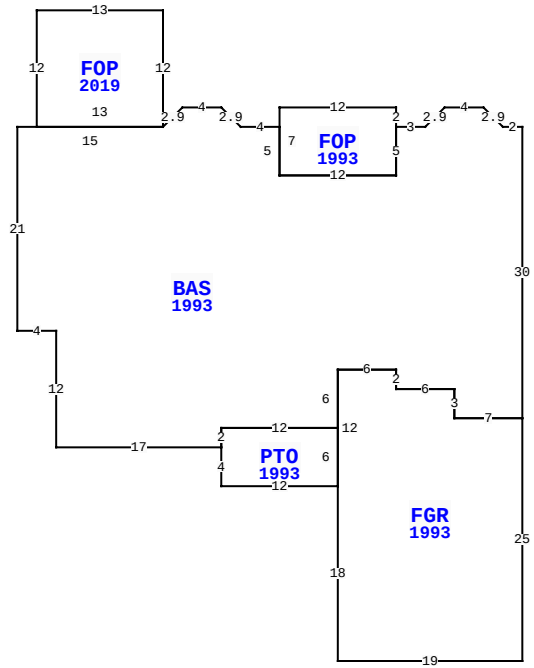
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,503	100	1,503	196,269
FGR	523	55	288	37,608
FOP	84	30	25	3,265
FOP	156	30	47	6,137
PTO	72	5	4	523
TOTALS	2,338		1,867	243,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,867	111.1320	138.92	259,364	1990	2010	0	0	0	6.00	94.00

1 SNGL FAM – 0% - 0 Heated Area: 1503 HX Base Yr



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

96279 OTTER RUN DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	243,802
TOTAL MARKET OB/XF VALUE	6,377
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	325,179
SOH/AGL Deduction	7,368
ASSESSED VALUE	317,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,811
TOTAL JUST VALUE	325,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006481	ADDITION	2,155	04/26/2022
22001273	WINDOWS	10,862	02/02/2022
9804586	XFOB	5,000	05/01/1998
6443	NEW CONSTR	55,680	05/03/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2480/1887	7/19/2021	WD	Q	I	01	330,500
GRANTOR: OUTLAW NATHAN M & BRI						
GRANTEE: DIBIASE DANIEL & AN						
2243/1688	12/14/2018	WD	Q	I	01	247,000
GRANTOR: FOX SPENCER R & ERIN						
GRANTEE: OUTLAW NATHAN M & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 U2 L2 W4 D2 L2 W3 FOP=[YR=1993] N2 W12 S7 E12 N5$ S5 W12 N5 W4 U2 L2 W4 D2 L2 FOP=[YR=2019] N12 W13 S12 E13$ W15 S21 E4 S12 E17 PTO=[YR=1993] S4 E12 FGR=[YR=1993] S18E19 N25 W7 N3 W6 N2 W6 S12$N6 W12 S2$ N2 E12 N6 E6 S2 E6 S3 E7 N30$.

EXTRA FEATURES

LN	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	0	0	0	1,292.00	SF	5.20	5.20	100	1990	1990	3	59.5	3,997	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 6,377

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		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 PRINTED 08/06/2024 BY SYS