LOT 22
OTTER RUN PB 5/156

KIRKLAND C KEITH REV LVNG TRST/KIRKLAND CARLTON KE
96269 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0022-0000

BUILDING CHARACTERISTICS

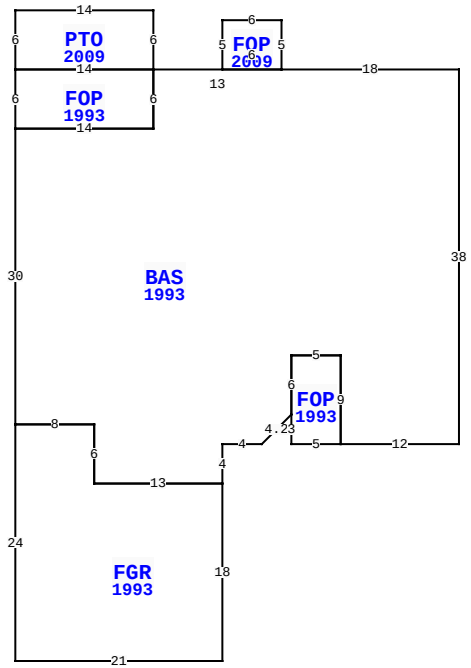
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,613	100	1,613	193,509
FGR	426	55	234	28,072
FOP	45	30	14	1,680
FOP	84	30	25	3,000
FOP	30	30	9	1,080
PTO	84	5	4	480
TOTALS	2,282		1,899	227,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,899	110.7400	138.42	262,860	1991	1996	0	0	0	13.33	86.67

1 SNGL FAM – 100% - 1992 Heated Area: 1613 HX Base Yr 1992



96269 OTTER RUN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,821
TOTAL MARKET OB/XF VALUE		2,592
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		305,413
SOH/AGL Deduction		174,962
ASSESSED VALUE		130,451
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,451
TOTAL JUST VALUE		305,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2003724	REPAIR/RRF	8,000	05/01/2020
M1521398	H/AC	0	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1144	8/17/2022	WD	U	I	11	100
GRANTOR: KIRKLAND C KEITH						
GRANTEE: KIRKLAND CARLTON KE						
1191/1634	12/01/2003	WD	U	I	01	100
GRANTOR: KIRKLAND KIM B						
GRANTEE: KIRKLAND C KEITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FOP=[YR=2009] N5 W6 S5 E6 $ W13
PTO=[YR=2009] N6 W14 S6 FOP=[YR=1993] S6 E14 N6 W14 $ E14 $
S6 W14 S30 FGR=[YR=1993] S24 E21 N18 W13 N6 W8 $ E8 S6 E13
N4 E4 U3 R3 FOP=[YR=1993] S3 E5 N9 W5 S6 $ N6 E5 S9 E12
N38 $.

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	0812	CONCRETE C	0	100	0	0	1,045.00	SF	4.00	4.00	100	1991	1991	3	62	2,592	

LAND DESCRIPTION

TOTAL OB/XF 2,592

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	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 PRINTED 08/06/2024 BY SYS