LOT 27
IN OR 2220/629
OTTER RUN PB 5/156

PECHA ERIK & STEPHANIE
96185 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

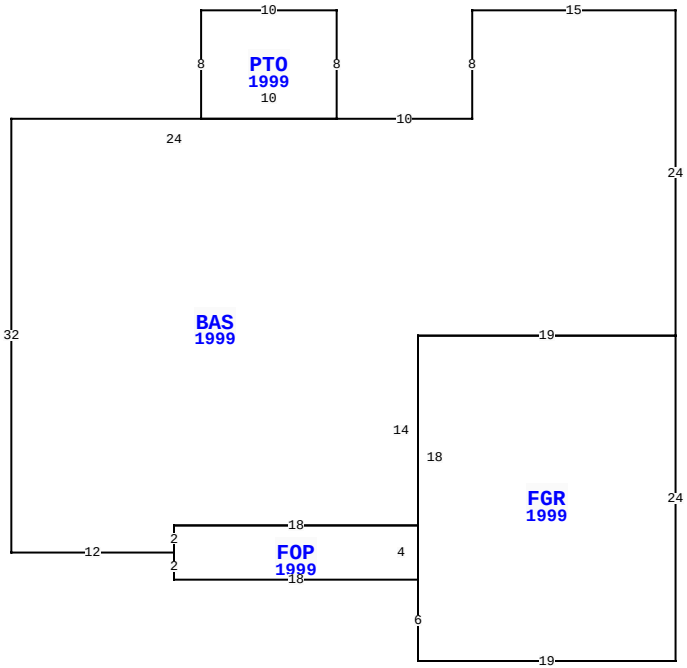
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,348	100	1,348	179,636
FGR	456	55	251	33,449
FOP	72	30	22	2,932
PTO	80	5	4	533
TOTALS	1,956		1,625	216,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,625	120.8700	151.09	245,521	1999	1999	0	0	0	11.80	88.20

1 SNGL FAM – 0% - 0 Heated Area: 1348 HX Base Yr



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

96185 OTTER RUN DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	216,550
TOTAL MARKET OB/XF VALUE	25,102
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	316,652
SOH/AGL Deduction	39,337
ASSESSED VALUE	277,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,315
TOTAL JUST VALUE	316,652
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007747	SWIM POOL	50,000	05/18/2022
B2105299	(4) WINDOWS (1)DO	4,500	04/27/2021
B1900509	(1) WINDOW + (1)D	2,322	01/01/2019
981457	NEW CONSTR	66,477	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2220/0629	8/31/2018	WD	Q	I	01	215,000
GRANTOR: JAKUBASZ JAY J						
GRANTEE: PECHA ERIK & STEPHA						
1560/1480	4/14/2008	WD	U	I	07	100
GRANTOR: GLENNON WILLIAM						
GRANTEE: JAKUBASZ JAY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W15 S8 W10 PTO=[YR=1999] N8 W10 S8 E10 $ W24 S32 E12 FOP=[YR=1999] S2 E18 FGR=[YR=1999] S6 E19 N24 W19 S18 $ N4 W18 S2 $ N2 E18 N14 E19 N24 $.

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	0810	CONCRETE A	0	0	18	3	54.00	SF	6.50	6.50	100	1999	1999	3	77	270	
2	0810	CONCRETE A	0	0	39	18	702.00	SF	6.50	6.50	100	1999	1999	3	77	3,514	
3	0866	POOL FIBER	0	0	0	0	260.00	SF	72.00	72.00	100	2022	2022	3	97	18,158	
4	0855	CONC PAVER	0	0	0	0	316.00	SF	10.00	10.00	100	2022	2022	3	100	3,160	

LAND DESCRIPTION

TOTAL OB/XF 25,102

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 12/12/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS