

LOT 28  
IN OR 1098/934  
OTTER RUN PB 5/156

RICHARDSON MICHAEL & KIMBERLY  
96167 OTTER RUN DRIVE  
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0028-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 80       |
| Exterior Wall            | 31 | HARDIE BRD 20  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 30   |
| 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 |
|---------|--|----------|----|

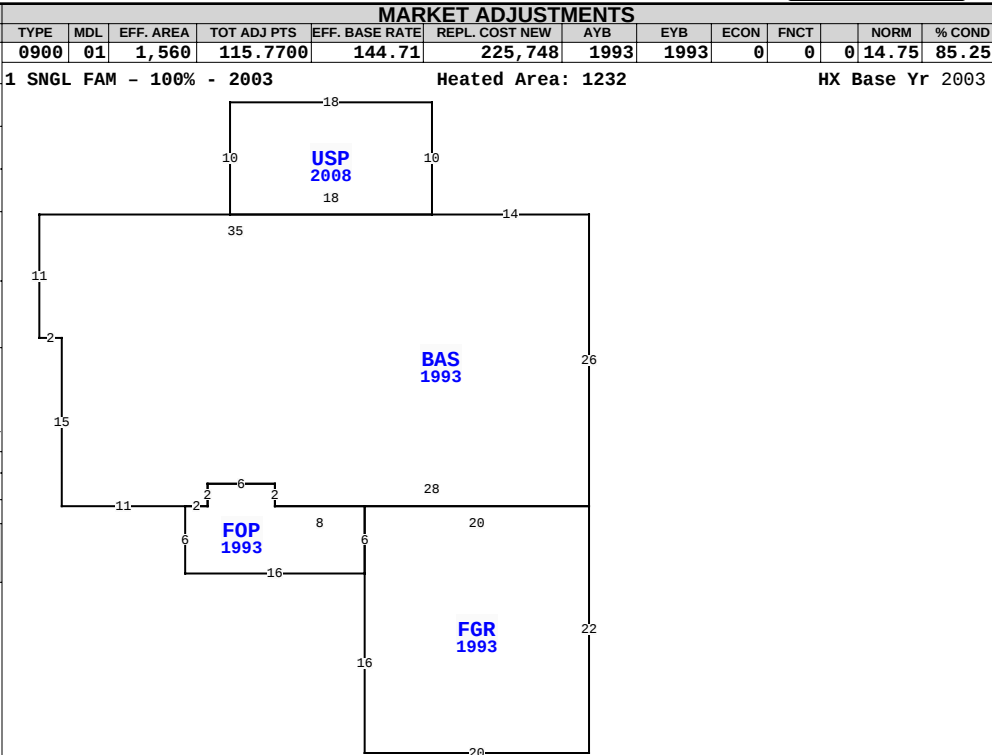
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4013.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,232            | 100         | 1,232        | 151,986              |
| FGR       | 440              | 55          | 242          | 29,855               |
| FOP       | 108              | 30          | 32           | 3,948                |
| USP       | 180              | 30          | 54           | 6,661                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 1,960 |  | 1,560 | 192,450 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 930.00 | SF | 5.20     |
| 2              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 |
| 3              | 0940       | SHEDS/PORT  | 0   | 100 | 12 | 10 | 120.00 | SF | 24.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |



|                                      |          |           |            |     |
|--------------------------------------|----------|-----------|------------|-----|
| 96167 OTTER RUN DR, FERNANDINA BEACH | BLD DATE | LGL DATE  | 05/22/2023 | MLU |
|                                      | XF DATE  | LAND DATE |            |     |
|                                      | INC DATE | AG DATE   |            |     |

| 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  | 930.00 | SF | 5.20     | 5.20           | 100       | 1993    | 1993        | 3 | 66     | 3,192           |       |
| 2   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1993    | 1993        | 3 | 74     | 2,590           |       |
| 3   | 0940       | SHEDS/PORT  | 0   | 100 | 12 | 10 | 120.00 | SF | 24.00    | 24.00          | 100       | 1996    | 1996        | 3 | 20     | 576             |       |

| TOTAL OB/XF |       |       |             |           |     |          |        |         |            |                |       |  | 6,358 |  |
|-------------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|-------|--|-------|--|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VA |  |       |  |
| RSF-1       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 75,000.00  | 75,000.00      |       |  |       |  |
|             |       |       |             |           |     |          |        |         |            |                |       |  |       |  |
|             |       |       |             |           |     |          |        |         |            |                |       |  |       |  |
|             |       |       |             |           |     |          |        |         |            |                |       |  |       |  |
|             |       |       |             |           |     |          |        |         |            |                |       |  |       |  |
|             |       |       |             |           |     |          |        |         |            |                |       |  |       |  |
|             |       |       |             |           |     |          |        |         |            |                |       |  |       |  |

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 4         |
|---------------------------|--|--------------|--|-------------|-----------|
| VALUATION SUMMARY         |  |              |  | STANDARD    |           |
| VALUATION BY              |  | Tax Group: 4 |  |             | Tax Dist: |
| BUILDING MARKET VALUE     |  |              |  |             | 192,450   |
| TOTAL MARKET OB/XF VALUE  |  |              |  |             | 6,358     |
| TOTAL LAND VALUE - MARKET |  |              |  |             | 75,000    |
| TOTAL MARKET VALUE        |  |              |  |             | 273,808   |
| SOH/AGL Deduction         |  |              |  |             | 148,571   |
| ASSESSED VALUE            |  |              |  |             | 125,237   |
| TOTAL EXEMPTION VALUE     |  | HX HB        |  |             | 50,000    |
| BASE TAXABLE VALUE        |  |              |  |             | 75,237    |
| TOTAL JUST VALUE          |  |              |  |             | 273,808   |
| NCON VALUE                |  |              |  |             | 0         |
| INCOME VALUE              |  |              |  |             |           |
| PREVIOUS YEAR MKT VALUE   |  |              |  |             | 256,228   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 0216       | NEW CONSTR  | 52,182 | 05/01/1993 |

| SALES DATA                     |            |           |       |       |        |            |  |
|--------------------------------|------------|-----------|-------|-------|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |  |
| 1098/0934                      | 12/05/2002 | WD        | Q     | I     |        | 121,000    |  |
| GRANTOR: MOTT SHANNON D & CHAR |            |           |       |       |        |            |  |
| GRANTEE: RICHARDSON MICHAEL    |            |           |       |       |        |            |  |
| 0678/1482                      | 4/13/1993  | WD        | Q     | V     |        | 16,800     |  |
| GRANTOR: TENNILLE WILSON R     |            |           |       |       |        |            |  |
| GRANTEE: SIKES SHANNON D       |            |           |       |       |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                     |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W14 USP=[YR=2008] N10 W18 S10 E18\$ W35 S11 E2 S15 E11 FOP=[YR=1993] S6 E16 FGR=[YR=1993] S16 E20 N22 W20 S6\$ N6 W8 N2 W6 S2 W2\$ E2 N2 E6 S2 E28 N26\$. |  |  |  |  |  |  |  |  |  |