

LOT 30
IN OR 893/639
OTTER RUN PB 5/156

SABATTINI MARK A & CATHERINE A
96135 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0030-0000



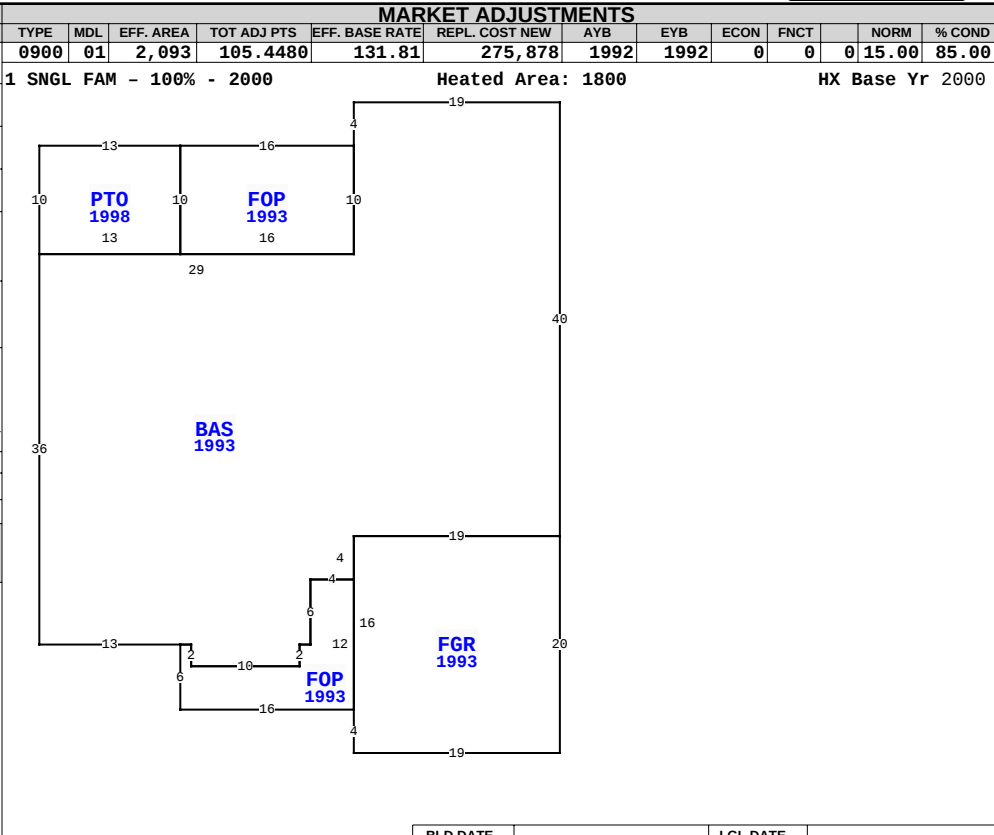
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,800	100	1,800	201,669
FGR	380	55	209	23,416
FOP	100	30	30	3,361
FOP	160	30	48	5,378
PTO	130	5	6	672
TOTALS	2,570		2,093	234,496

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,226.00	UT	4.00	4.00	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

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



96135 OTTER RUN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	234,496		
TOTAL MARKET OB/XF VALUE	6,594		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	316,090		
SOH/AGL Deduction	172,671		
ASSESSED VALUE	143,419		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	93,419		
TOTAL JUST VALUE	316,090		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	293,985		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24785	REMODEL	12,011	06/01/2011
M014981	H/AC	0	04/01/2001
8346	NEW CONSTR	79,056	08/26/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0893/0639	7/30/1999	WD	Q	I	
GRANTOR: BRITTAIN RICHARD E JR					SALE PRICE 128,000
GRANTEE: SABATTINI MARK A &					
0789/1959	4/10/1997	WD	Q	I	
GRANTOR: HALL TIMOTHY M & CHRI					125,000
GRANTEE: BRITTAIN RICHARD E					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W19 S4 FOP=[YR=1993] W16 PTO=[YR=1998] W13 S10 E13 N10\$ S10 E16 N10\$ S10 W29 S36 E13 FOP=[YR=1993] S6 E16 FGR=[YR=1993] S4 E19 N20 W19 S16\$ N12 W4 S6 W1 S2 W10 N2 W1\$ E1 S2 E10 N2 E1 N6 E4N4 E19 N40\$.											