

LOT 33
IN OR 642 PG 298
OTTER RUN PB 5/156

DAVIS LINDA
96071 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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
---------	--	----------	----

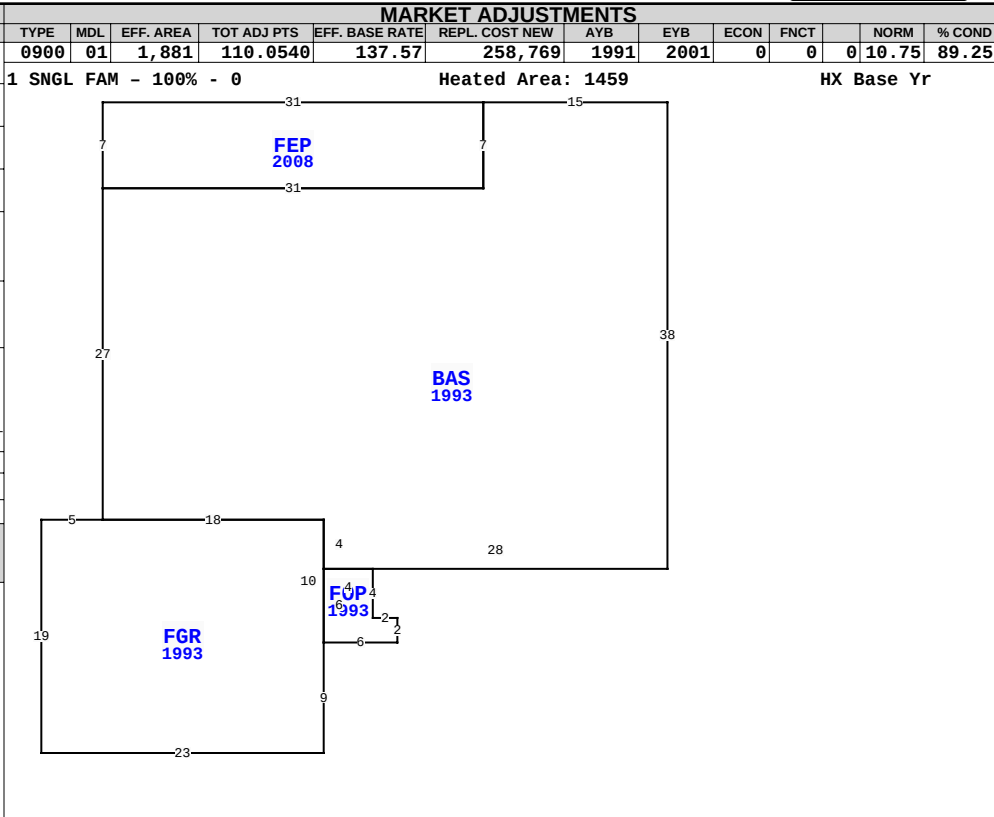
NEIGHBORHOOD/LOC	4013.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,459	100	1,459	179,138
FEP	217	80	174	21,364
FGR	437	55	240	29,468
FOP	28	30	8	983

TOTALS	2,141		1,881	230,951
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,236.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

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



96071 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	0812	CONCRETE C	0	100	0	0	1,236.00	SF	4.00	4.00	100	1991	1991	3	62	3,065	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
3	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2012	2012	3	83	3,984	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	83	249	

TOTAL OB/XF														9,748		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	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					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				230,951	
TOTAL MARKET OB/XF VALUE				9,748	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				315,699	
SOH/AGL Deduction				178,815	
ASSESSED VALUE				136,884	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				86,884	
TOTAL JUST VALUE				315,699	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				294,609	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530974	(10) WINDOWS	4,595	08/12/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0642/0298	11/26/1991	WD	Q	I		77,200	
GRANTOR: NORTH POINT CONST CO							
GRANTEE: DAVIS LINDA							
0630/0532	7/03/1991	WD	Q	V		15,000	
GRANTOR: OTTER RUN PRTRSHIP							
GRANTEE: NORTH POINT CONST							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W15 FEP=[YR=2008] W31 S7 E31 N7\$ S7 W31 S27 FGR=[YR=1993] W5 S19 E23 N9 FOP=[YR=1993] E6 N2 W2 N4 W4 S6\$ N10 W18\$ E18 S4 E28 N38\$.									