

LOT 65
IN OR 2170/375
OTTER RUN PB 5/156

FOGERTY CHARLES V III & MICHELLE M
96468 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0065-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 90
Exterior Wall	20 FACE BRICK 10
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	13 LVT/LAMNT 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

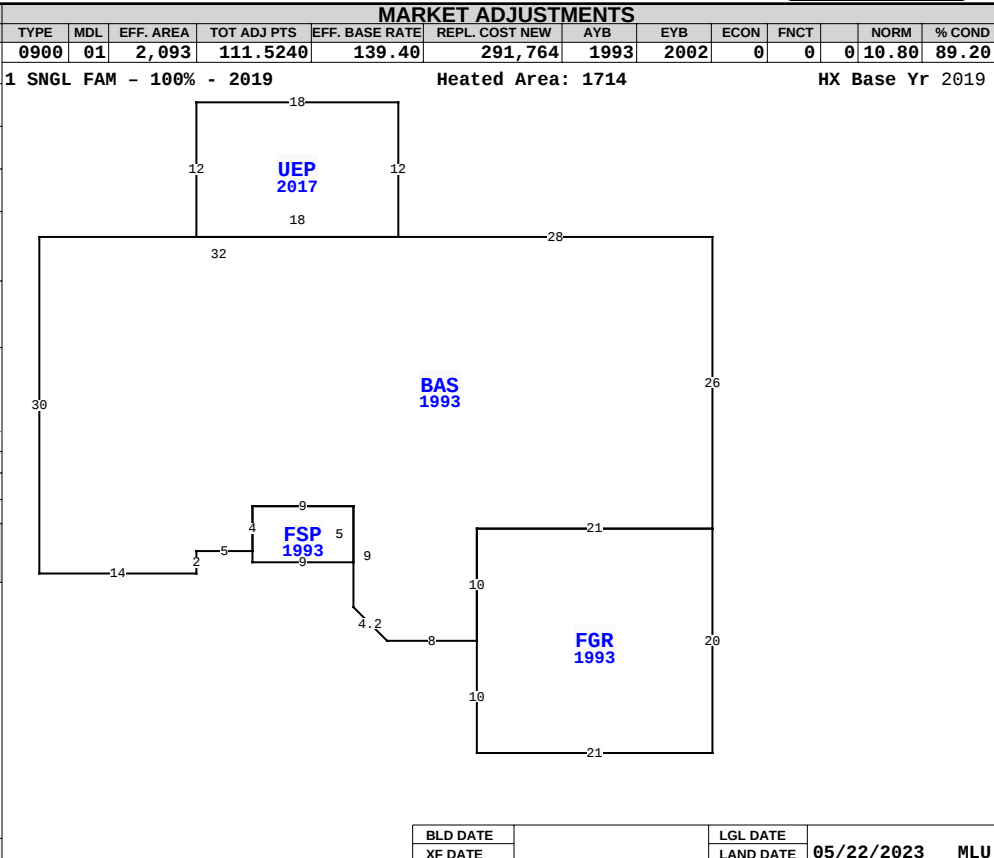
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,714	100	1,714	213,127
FGR	420	55	231	28,723
FSP	45	40	18	2,238
UEP	216	60	130	16,165
TOTALS	2,395		2,093	260,253

EXTRA FEATURES		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		849.00	SF 5.20	100	1993	1993	3	66	2,914	
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1993	1993	3	74	2,590	

LAND DESCRIPTION		CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	75,000.00	82,500.00	82,500							



96468 OTTER RUN DR, FERNANDINA BEACH										BLD DATE		LGL DATE		05/22/2023	MLU
										XF DATE		LAND DATE			
										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		260,253	
TOTAL MARKET OB/XF VALUE		5,504	
TOTAL LAND VALUE - MARKET		82,500	
TOTAL MARKET VALUE		348,257	
SOH/AGL Deduction		150,174	
ASSESSED VALUE		198,083	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		148,083	
TOTAL JUST VALUE		348,257	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		324,413	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310787	XFOB	4,210	01/01/2003
B9704138	ADDITION	0	07/01/1997
0239	NEW CONSTR	69,259	05/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2170/0375	1/12/2018	WD	Q	I	01	220,000
GRANTOR: MCINTYRE LORETTA						
GRANTEE: FOGERTY CHARLES V I						
0700/1514	3/18/1994	WD	Q	I		93,900
GRANTOR: TREVETT HOMES INC						
GRANTEE: MCINTYRE ROBT JR &						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W28 UEP=[YR=2017] N12 W18 S12 E18\$ W32 S30 E14 N2 E5 FSP=[YR=1993] S1 E9 N5 W9 S4\$ N4 E9 S9 D3 R3 E8 FGR=[YR=1993] S10 E21 N20 W21 S10\$ N10 E21 N26\$.	