

LOT 66  
IN OR 1628/679  
OTTER RUN PB 5/156

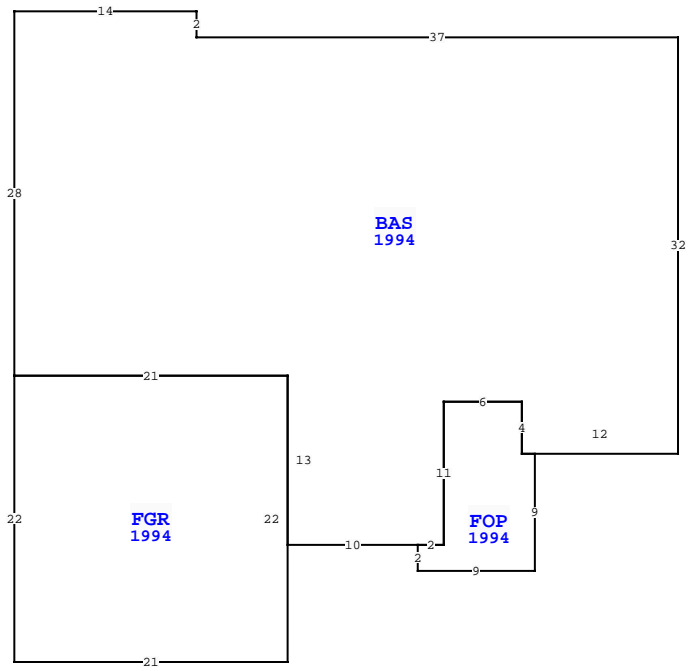
SCATTOLON PATRICIA A  
96454 OTTER RUN DR  
FERNANDINA BEACH, FL 32034-1156

**2024**

40-2N-28-1590-0066-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 90	
Exterior Wall	20	FACE BRICK 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
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
BAS	1,594	100	1,594
FGR	462	55	254
FOP	91	30	27
TOTALS	2,147		1,875
			209,482

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,875	105.1540	131.44	246,450	1994	1994	0	0	15.00	85.00		
1 SNGL FAM - 0% - 0 Heated Area: 1594 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			209,482
TOTAL MARKET OB/XF VALUE			17,837
TOTAL LAND VALUE - MARKET			82,500
TOTAL MARKET VALUE			309,819
SOH/AGL Deduction			42,287
ASSESSED VALUE			267,532
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			267,532
TOTAL JUST VALUE			309,819
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			291,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9805224	SWIM POOL	16,450	08/01/1998
93-0608	NEW CONSTR	72,435	11/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1628/0679	7/06/2009	WD Q	Q	I	01	217,500
GRANTOR: WERLING PAUL J & KARE						
GRANTEE: SCATTOLON PATRICIA						
1405/0875	4/19/2006	WD Q	Q	I		235,000
GRANTOR: MERCER PHILLIP M & MA						
GRANTEE: WERLING PAUL J & KA						

EXTRA FEATURES																
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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0811	CONCRETE B	0	0	0	806.00	SF	5.20	5.20	100	1994	1994	3	68	2,850	
3	0845	KOOL DECK	0	0	0	725.00	SF	7.25	7.25	100	1998	1998	3	75	3,942	
4	0861	POOL GUNIT	0	0	14	392.00	SF	85.00	85.00	100	1998	1998	3	21	6,997	
5	0462	ST/AL FNC	0	0	110	440.00	SF	10.00	10.00	100	2000	2000	3	28	1,232	
6	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	52	156	
														TOTAL OB/XF	17,837	

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

BUILDING DIMENSIONS													
BAS=[YR=1994] W37 N2 W14 S28 FGR=[YR=1994] S22 E21 N22 W21 \$ E21 S13 E10 FOP=[YR=1994] S2 E9 N9 W1 N4 W6 S11 W2 \$ E2 N11 E6 S4 E12 N32 \$ .													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	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	0	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	75,000.00	82,500.00	82,500							