



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 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	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
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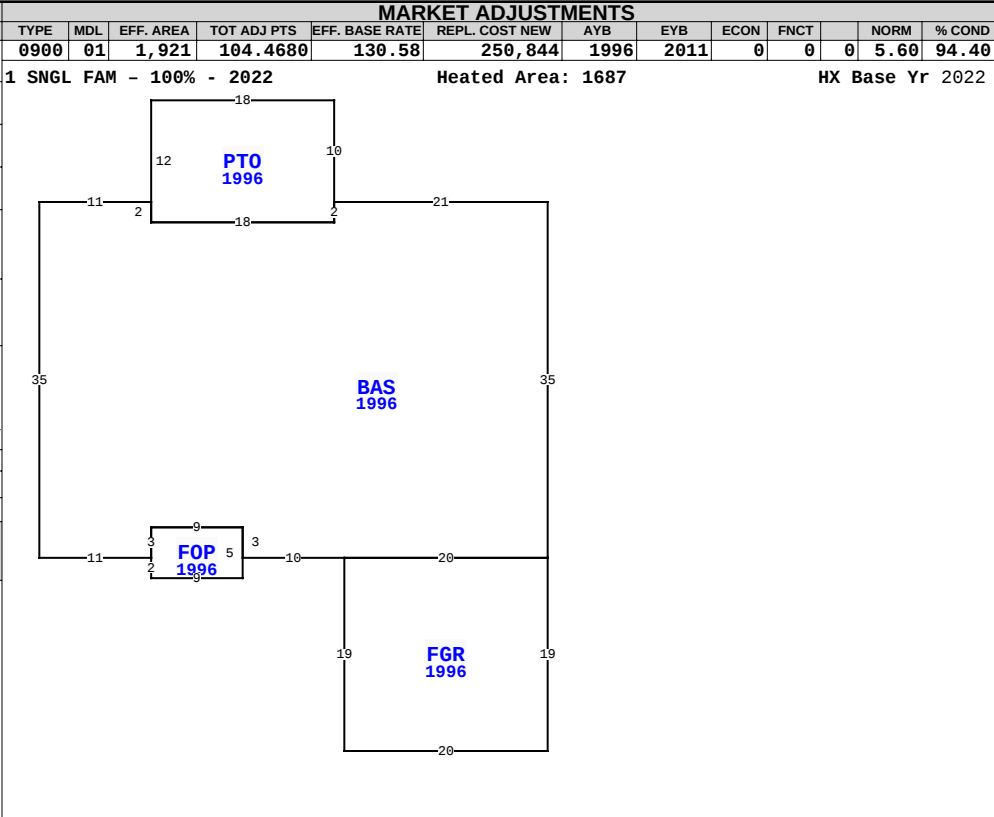
NEIGHBORHOOD/LOC	4013.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,687	100	1,687	207,952
FGR	380	55	209	25,763
FOP	45	30	14	1,726
PTO	216	5	11	1,356

TOTALS	2,328		1,921	236,797
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	829.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT	



96420 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	829.00	SF	5.20	5.20	100	1996	1996	3	72	3,104	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
3	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00	10.00	100	2019	2019	3	90	4,320	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	

TOTAL OB/XF											
10,474											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		236,797	
TOTAL MARKET OB/XF VALUE		10,474	
TOTAL LAND VALUE - MARKET		82,500	
TOTAL MARKET VALUE		329,771	
SOH/AGL Deduction		28,007	
ASSESSED VALUE		301,764	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		251,764	
TOTAL JUST VALUE		329,771	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,043	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 02440	NEW CONSTR	63,419	02/05/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2435/1760	2/22/2021	WD	Q	I	01
GRANTOR: KOHLER PROPERTY DEVEL					
GRANTEE: HILL JASON A & JACL					
2068/1567	8/29/2016	WD	Q	I	01
GRANTOR: OVERTON JEFFERY W & C					
GRANTEE: KOHLER PROPERTY DEV					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W21 PTO=[YR=1996] N10 W18 S12 E18 N2\$ S2 W18 N2 W11 S3\$ E11 FOP=[YR=1996] S2 E9 N5 W9 S3\$ N3 E9 S3 E10 FGR=[YR=1996] S19 E20 N19 W20\$ E20 N35\$.											