

ABRAMS JANET
96398 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

40-2N-28-1590-0069-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

0900012,146110.2500137.81295,74020002000000011.2888.72

Exterior Wall31HARDIE BRD 90

Exterior Wall16WD FR STUC 10

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 70

Interior Floo14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame Stories UnitsOccupancy02WOOD FRAME 100
1.100
0100
00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4013.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,7881001,788218,610

FGR5065527833,990

FOP4830141,711

USP22030668,069

TOTALS2,5622,146262,381

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,146110.2500137.81295,74020002000000011.2888.72

1 SNGL FAM - 100% - 2012Heated Area: 1788HX Base Yr 2012

The site plan shows four distinct building footprints labeled in blue: USP 2012 (top left), BAS 2000 (center right), FOP 2000 (bottom center), and FGR 2000 (bottom right). Dimensions are provided for each footprint and the distances between them. The overall lot dimensions are 34 units wide by 22 units deep.

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE262,381

TOTAL MARKET OB/XF VALUE54,086

TOTAL LAND VALUE - MARKET82,500

TOTAL MARKET VALUE398,967

SOH/AGL Deduction199,709

ASSESSED VALUE199,258

TOTAL EXEMPTION VALUEHX HB WX SX105,000

BASE TAXABLE VALUE94,258

TOTAL JUST VALUE398,967

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE375,572

PERMIT NUMDESCRIPTIONAMTISSUED

M2006280H/AC008/01/2020

B1705043SWIM POOL37,00008/01/2017

R1703932REPAIR/RRF9,35006/01/2017

B25399ADDITION2,07812/01/2011

996392NEW CONSTR85,18408/01/1999

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / I / V / I / RSN CD SALE PRICE

1763/144511/03/2011WD Q I 02159,500

GRANTOR: RYAN THOMAS J & MILDRC

GRANTEE: ABRAMS ALAN & JANET

1763/144111/02/2011QC U I 11100

GRANTOR: RYAN THOMAS J & MILDRC

GRANTEE: RYAN THOMAS J & MILC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W13 U2 L2 W7 L2 D2 W1 USP=[YR=2012] N5 W22 S10 E22 N5\$ S5 W22 N5 W12 S34 E12 N2 E8 FOP=[YR=2000] S2 E8 N6 W8 S4 \$ N4 E8 S4 E9 FGR=[YR=2000] S23 E22 N23 W22 \$ E22 N32 \$.

EXTRA FEATURES

96398 OTTER RUN DR, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/22/2023MLU

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200020003842,940

20810CONCRETE A010000183.00SF6.506.5010020002000379940

30810CONCRETE A01004016640.00SF6.506.50100200020003793,286

40462ST/AL FNC010000444.00SF10.0010.00100201220123683,019

50861POOL GUNIT01003614504.00SF85.0085.001002017201738435,986

60855CONC PAVER010000816.00SF10.0010.00100201720173977,915

TOTAL OB/XF54,086

LAND DESCRIPTION

TOTAL OB/XF54,086

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000133CSFR LAKE100RS-10.000.001.00LT1.001.001.1075,000.0082,500.0082,500

REVIEW DATE04/18/2024BYNWA

Total Acres: 0.00Total Land Value: 82,500Market: 0Agricultural: 0Common: 82,500PRINTED 08/06/2024 BY SYS