LOT 71
OTTER RUN PB 5/156

SAYERS SHANNON L L/E/
96358 OTTER RUN DR
FERNANDINA BEACH, FL 32035-1127

2024

40-2N-28-1590-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

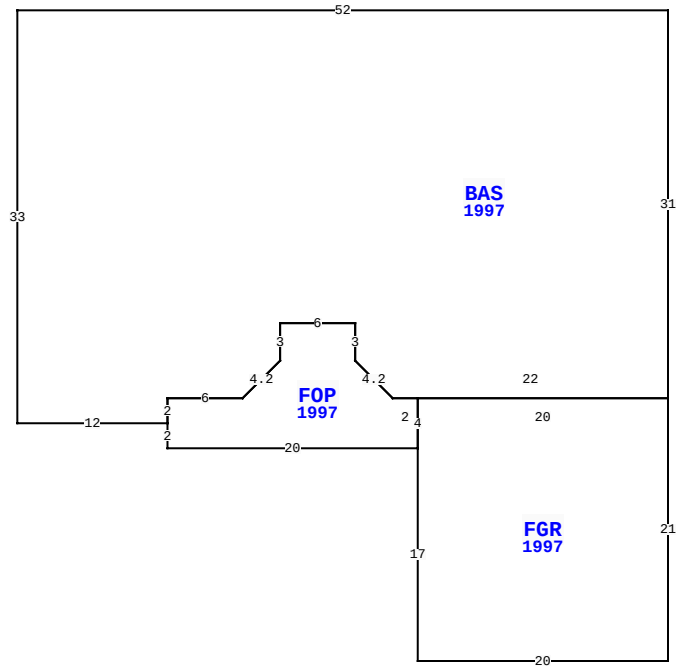
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,591	100	1,591	209,004
FGR	420	55	231	30,346
FOP	125	30	38	4,992
TOTALS	2,136		1,860	244,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,860	114.8560	143.57	267,040	1997	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2021 Heated Area: 1591 HX Base Yr 2021



96358 OTTER RUN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,342
TOTAL MARKET OB/XF VALUE		29,994
TOTAL LAND VALUE - MARKET		82,500
TOTAL MARKET VALUE		356,836
SOH/AGL Deduction		103,069
ASSESSED VALUE		253,767
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,767
TOTAL JUST VALUE		356,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615531	REPAIR/RRF	6,000	11/22/2016
B17470	ADDITION	12,000	10/31/2006
B9704135	SWIM POOL	8,500	07/01/1997
963251	CHNGE SRVC	0	12/01/1996
963434	NEW CONSTR	60,939	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/0103	8/12/2021	LE	U	I	14	100
GRANTOR: SAYERS SHANNON L						
GRANTEE: SAYERS SHANNON L L/						
2402/0606	10/21/2020	WD	Q	I	01	301,000
GRANTOR: LYNCH FAMILY TRUST						
GRANTEE: SAYERS SHANNON L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W52 S33 E12 FOP=[YR=1997] S2 E20 FGR=[YR=1997] S17 E20 N21 W20 S4$ N4 W2 U3 L3 N3 W6 S3 D3 L3 W6 S2$ N2 E6 U3 R3 N3 E6 S3 D3 R3 E22 N31$.

EXTRA FEATURES

LN	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	816.00	SF	5.20	5.20	100	1997	1997	3	73	3,098	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
3	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00	85.00	100	2005	2005	3	40	9,792	
4	0855	CONC PAVER	0	100	0	0	1,192.00	SF	10.00	10.00	100	2012	2012	3	93	11,086	
5	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	100	2012	2012	3	68	2,720	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	83	498	

LAND DESCRIPTION

TOTAL OB/XF 29,994

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	75,000.00	82,500.00	82,500							

REVIEW DATE 07/02/2020 BY KWA Total Acres: 0.00 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 08/06/2024 BY SYS