

LOT 72
IN OR 1932/1786
OTTER RUN PB 5/156

LOWE ELIZABETH M & DAVID C
96342 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0072-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	1,673	100	1,673	199,924
FGR	449	55	247	29,516
FOP	64	30	19	2,271
PTO	120	5	6	717

TOTALS	2,306		1,945	232,428
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	39	4	156.00	SF	6.50
3	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100	0003	RS-1	0.00	0.00	1.00

REVIEW DATE	07/06/2020	BY	KWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,945	106.8200	133.52	259,696	1998	2002	0	0	10.50	89.50
1 SNGL FAM - 100% - 2015 Heated Area: 1673 HX Base Yr 2015											
96342 OTTER RUN DR, FERNANDINA BEACH											

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

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	39	4	156.00	SF	6.50	6.50	100	1998	1998	3	75	761	
3	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	100	1998	1998	3	75	2,496	

TOTAL OB/XF										6,092							
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
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

Total Acres:	0.00	Total Land Value:	82,500	Market:	0	Agricultural:	0	Common:	82,500
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										232,428				
TOTAL MARKET OB/XF VALUE										6,092				
TOTAL LAND VALUE - MARKET										82,500				
TOTAL MARKET VALUE										321,020				
SOH/AGL Deduction										139,074				
ASSESSED VALUE										181,946				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										131,946				
TOTAL JUST VALUE										321,020				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										299,702				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104702	ROOF	14,000	04/15/2021
R1702225	REMODEL	13,500	03/20/2017
982750	NEW CONSTR	0	04/01/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1932/1786	8/15/2014	WD	Q	I	01	168,000			
GRANTOR:HOSTETTER DANNIE J									
GRANTEE:LOWE ELIZABETH M &									
0861/0375	12/31/1998	WD	Q	I		122,000			
GRANTOR:TSB OF NASSAU COUNTY									
GRANTEE:HOSTETTER DANNIE J									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W14 PTO=[YR=1998] N10 W12 S10 E12 \$ W32 S38 E13 N2 FOP=[YR=1998] E12 N4 W8 N4 W4 S8 \$ N8 E4 S4 E8 S6 FGR=[YR=1998] S22 E21 N20 W3 N3 W5 S3 W6 N2 W7 \$E7 S2 E6 N3 E5 S3 E3 N40 \$.									