

LOT 74
IN OR 1146/1756
OTTER RUN PB 5/156

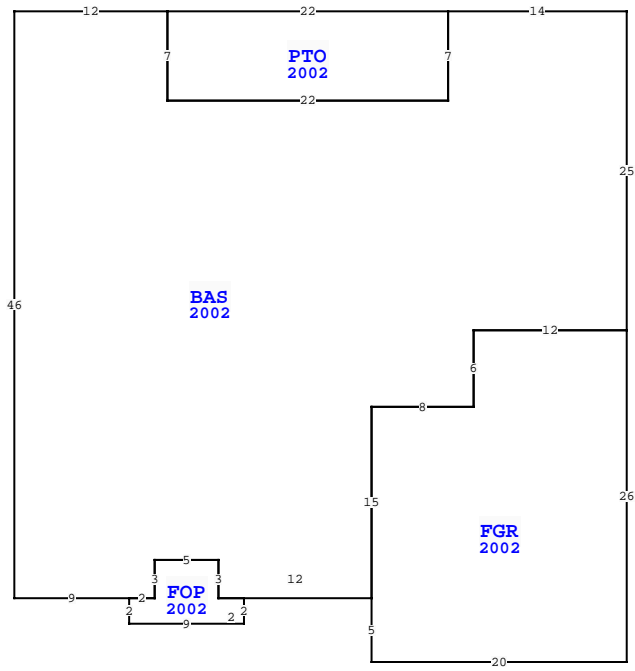
SEAGLE WADE R & LYNDA M
96318 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0074-0000
11461756

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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
NEIGHBORHOOD/LOC	4013.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,667	100	1,667
FGR	472	55	260
FOP	33	30	10
PTO	154	5	8
			SUBAREA MARKET VALUE
			201,433
			31,417
			1,208
			967
TOTALS	2,326		1,945
			235,025

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	2002	2004	0	0	9.50	90.50
1 SNGL FAM - 100% - 2004 Heated Area: 1667 HX Base Yr 2004											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	235,025		
TOTAL MARKET OB/XF VALUE	39,302		
TOTAL LAND VALUE - MARKET	82,500		
TOTAL MARKET VALUE	356,827		
SOH/AGL Deduction	189,729		
ASSESSED VALUE	167,098		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	112,098		
TOTAL JUST VALUE	356,827		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	337,109		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615430	REPAIR/RRF	12,500	10/24/2016
B25165	SWIM POOL	33,196	09/01/2011
007343	NEW CONSTR	82,242	07/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/1456	6/19/2003	WD Q	Q	I		163,000
GRANTOR: STOKES PHILLIP W & TA						
GRANTEE: SEAGLE WADE R & LYN						
1039/1818	2/26/2002	WD Q	Q	I		149,300
GRANTOR: ISLAND HOMES BY SEAWA						
GRANTEE: STOKES PHILLIP & TA						

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	100	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	690.00	SF	5.20	5.20	100	2002	2002	3	82	2,942	
3	0861	POOL GUNIT	0	100	0	454.00	SF	85.00	85.00	100	2011	2011	3	64	24,698	
4	0855	CONC PAVER	0	100	0	306.00	SF	10.00	10.00	100	2011	2011	3	92	2,815	
5	0462	ST/AL FNC	0	100	0	912.00	SF	10.00	10.00	100	2011	2011	3	64	5,837	
TOTALS															39,302	

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	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	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	75,000.00	82,500.00	82,500							