LOT 76 IN OR 1104/202
OTTER RUN PB 5/156

SETTLE WILLIAM H & ALICE M
96226 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

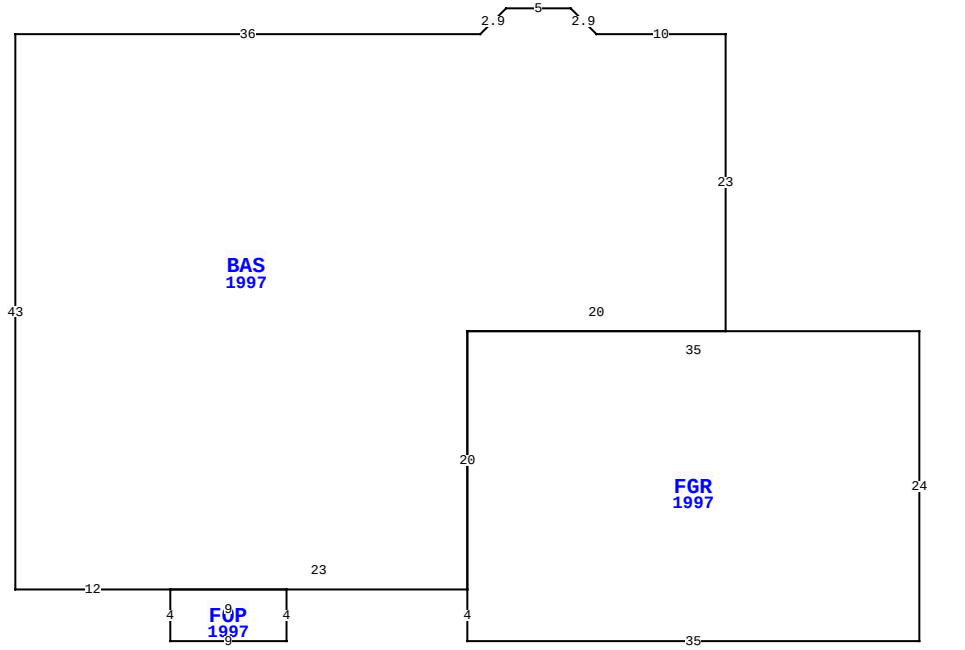
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,979	100	1,979	232,087
FGR	840	55	462	54,181
FOP	36	30	11	1,290
TOTALS	2,855		2,452	287,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,452	105.1200	131.40	322,193	1997	2001	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2004 Heated Area: 1979 HX Base Yr 2004



96226 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		287,557
TOTAL MARKET OB/XF VALUE		18,611
TOTAL LAND VALUE - MARKET		82,500
TOTAL MARKET VALUE		388,668
SOH/AGL Deduction		208,436
ASSESSED VALUE		180,232
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,232
TOTAL JUST VALUE		388,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615068	REPAIR/RRF	7,860	06/06/2016
973829	SWIM POOL	12,000	04/01/1997
963517	NEW CONSTR	81,255	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1104/0202	12/30/2002	WD	Q	I		179,000
GRANTOR: TREADWELL KENNA JOY &						
GRANTEE: SETTLE WILLIAM H &						
1104/0201	12/30/2002	QC	U	I	01	100
GRANTOR: NEUMANN CHAD S						
GRANTEE: NEUMANN KENNA JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W10 U2 L2 W5 D2 L2 W36 S43 E12
FOP=[YR=1997] S4 E9 N4 W9$ E23 FGR=[YR=1997] S4 E35 N24 W35 S20$ N20 E20 N23$.

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	0812	CONCRETE C	0	100	0	0	1,539.00	SF	4.00	4.00	100	1997	1997	3	73	4,494	
2	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	1996	1996	3	20	8,704	
3	0845	KOOL DECK	0	100	0	0	1,037.00	SF	7.25	7.25	100	1996	1996	3	72	5,413	

LAND DESCRIPTION

TOTAL OB/XF 18,611

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