LOT 77 IN OR 780/1962
OTTER RUN PB 5/156

SOUTHERLAND JACKIE ALAN
96202 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0077-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

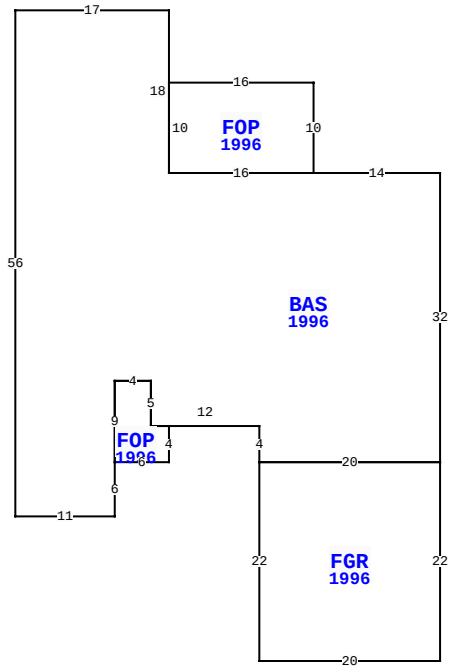
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	SUBAREA MARKET VALUE
BAS	1,792	100	1,792	202,877
FGR	440	55	242	27,397
FOP	44	30	13	1,472
FOP	160	30	48	5,434
TOTALS	2,436		2,095	237,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,095	104.4680	130.58	273,565	1996	1996	0	0	0	13.30	86.70

1 SNGL FAM – 100% - 2000 Heated Area: 1792 HX Base Yr 2000



96202 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		237,181
TOTAL MARKET OB/XF VALUE		6,514
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		318,695
SOH/AGL Deduction		181,917
ASSESSED VALUE		136,778
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,778
TOTAL JUST VALUE		318,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 02547	NEW CONSTR	56,956	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0781/0116	12/31/1996	WD	U	V	19	18,500
GRANTOR: OTTER RUN PARTNERSHIP						
GRANTEE: BROUSSARD SEWARD L						
0780/1962	12/31/1996	WD	Q	I		94,000
GRANTOR: BROUSSARD SEWARD L						
GRANTEE: SOUTHERLAND JACKIE						

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	0810	CONCRETE A	0	100	0	0	760.00	SF	6.50	6.50	100	1996	1996	3	72	3,557	
2	0855	CONC PAVER	0	100	0	0	440.00	SF	7.00	7.00	100	2016	2016	3	96	2,957	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W14 FOP=[YR=1996] N10 W16 S10 E16$ W16 N18 W17 S56 E11 N6 FOP=[YR=1996] E6 N4 W2 N5 W4 S9$ N9 E4 S5 E12 S4 FGR=[YR=1996] S22 E20 N22 W20$ E20 N32$.

LAND DESCRIPTION

TOTAL OB/XF 6,514

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/20/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS