

LOT 99  
IN OR 925/1871  
OTTER RUN PB 5/156

WARE DAVID L  
95162 PALMETTO TRAIL  
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0099-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 12 | CEDAR 100      |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 100     |
| 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          |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| 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                      | 1,364            | 100         | 1,364        | 161,762              |
| FGR                      | 400              | 55          | 220          | 26,091               |
| FOP                      | 24               | 30          | 7            | 830                  |
| FSP                      | 189              | 40          | 76           | 9,013                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 1,977 |  | 1,667 | 197,696 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 1,003.00 | SF | 5.20     | 5.20           |       |
| 2              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       |       |

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

MARKET ADJUSTMENTS

TYPE 0900 MDL 01 EFF. AREA 1,667 TOT ADJ PTS 115.0000 EFF. BASE RATE 143.75 REPL. COST NEW 239,631 AYB 1988 EYB 1988 ECON 0 FNCT 0 NORM 0 17.50 % COND 82.50

1 SNGL FAM - 100% - 2001 Heated Area: 1364 HX Base Yr 2001

BLD DATE  
XF DATE  
INC DATE

LGL DATE  
LAND DATE  
AG DATE

05/22/2023 MLU

| TOTAL OB/XF 5,083 |          |     |                      |     |     |          |       |       |             |           |        |
|-------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|--------|
| L N               | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                 | 000133   | C   | SFR LAKE             | 100 |     | RS-1     | 0.00  | 0.00  | 1.00        | LT        |        |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 197,696     |        |
| TOTAL MARKET OB/XF VALUE  |  | 5,083       |        |
| TOTAL LAND VALUE - MARKET |  | 82,500      |        |
| TOTAL MARKET VALUE        |  | 285,279     |        |
| SOH/AGL Deduction         |  | 154,985     |        |
| ASSESSED VALUE            |  | 130,294     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 80,294      |        |
| TOTAL JUST VALUE          |  | 285,279     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 267,279     |        |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 4822       | NEW CONSTR  | 2,000  | 02/24/1988 |
| 2465       | H/AC        | 2,635  | 02/22/1988 |
| 2892       | NEW CONSTR  | 0      | 02/02/1988 |
| 4773       | TEMP POLE   | 0      | 01/27/1988 |
| 4602       | NEW CONSTR  | 58,585 | 01/15/1988 |

| SALES DATA                     |           |           |     |     |                    |
|--------------------------------|-----------|-----------|-----|-----|--------------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD             |
| 0925/1871                      | 3/28/2000 | WD        | Q   | I   |                    |
| GRANTOR: SCREVEN FRANKIE W & R |           |           |     |     | SALE PRICE 112,900 |
| GRANTEE: WARE DAVID L          |           |           |     |     |                    |
| 0697/1549                      | 2/03/1994 | WD        | Q   | I   |                    |
| GRANTOR: MCKEITHEN MICHAEL & W |           |           |     |     | 85,000             |
| GRANTEE: SCREVEN FRANKIE & R   |           |           |     |     |                    |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W14 FSP=[YR=1999] N2 W21 S9 E21 N7\$ S7 W21 N9 W3 N3 W4 S3 W8 S21 W2 S6 E2 S3 FGR=[YR=1993] S20 E20 N20 W20\$ E25 S4 E6 N1 FOP=[YR=1993] E8 N3 W8S3\$ N3 E8 S3 E11 N31\$. |  |  |  |  |  |  |  |  |  |  |  |