LOT 2
OTTER RUN PB 5/156

FRANK SANDRA M L/E/
96575 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

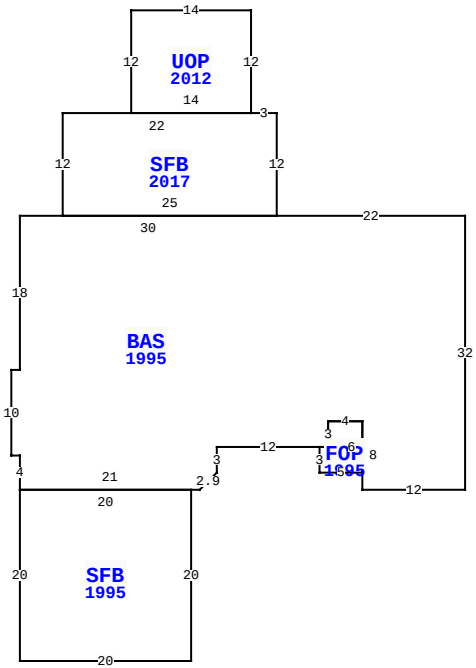
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	1995	1,575	197,066
FOP	27	30	1995	8	1,001
SFB	400	80	1995	320	40,039
SFB	300	80	2017	240	30,029
UOP	168	20	2012	34	4,254
TOTALS	2,470			2,177	272,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,177	110.6420	146.05	317,951	1995	1995	0	0	0	14.33	85.67

1 SNGL FAM – 100% - 2020 Heated Area: 2135 HX Base Yr 2020



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

96575 OTTER RUN DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		272,389
TOTAL MARKET OB/XF VALUE		5,450
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		362,839
SOH/AGL Deduction		252,384
ASSESSED VALUE		110,455
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		9,733
TOTAL JUST VALUE		362,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213225	REPAIR/RRF	9,876	11/01/2012
E018116	REMODEL	0	06/01/2001
B0108220	ADDITION	27,907	04/01/2001
B9401326	NEW CONSTR	106,000	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2536/0290	1/20/2022	LE	U	I	11	100
GRANTOR: FRANK SANDRA M						
GRANTEE: BRYANT HAYLEY FRANK						
2274/0382	5/07/2019	WD	Q	I	01	225,000
GRANTOR: BRUNGARD BARBARA J						
GRANTEE: FRANK SANDRA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W22 SFB=[YR=2017] N12 W3 UOP=[YR=2012] N12 W14 S12 E14 $ W22 S12 E25 $ W30 S18 W1 S10 E1 S4 SFB=[YR=1995] S20 E20 N20 W20 $ E21 R2 U2 N3 E12 FOP=[YR=1995] S3 E5 N6 W4 S3 W1 $ E1 N3 E4 S8 E12 N32 $.

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	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	1995	1995	3	68	2,334	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
3	0351	CARPORT MT	0	100	12	19	228.00	SF	10.00	10.00	100	2003	2003	3	20	456	

LAND DESCRIPTION

TOTAL OB/XF 5,450

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	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS