LOT 9 IN OR 805/1487
OTTER RUN PB 5/156

RODRIGUEZ SUSAN
96006 OTTER COURT
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

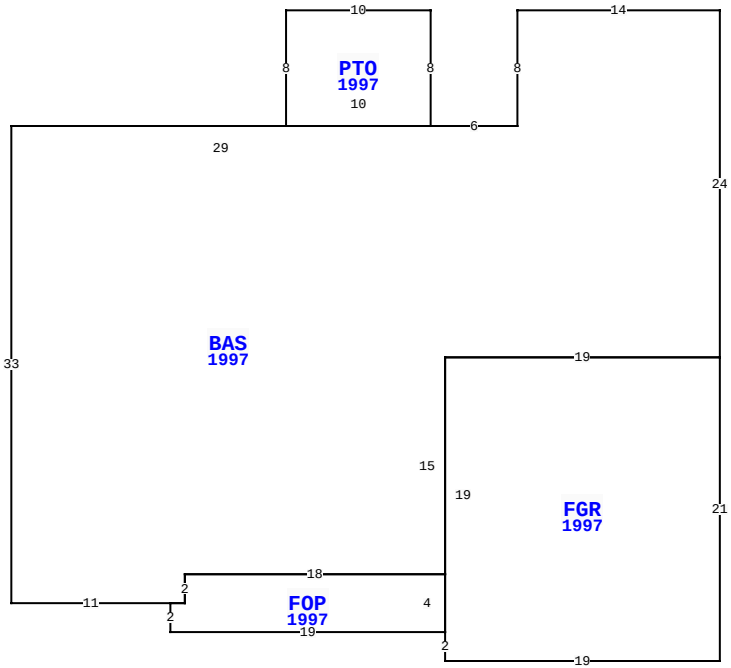
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,370	100	1997	1,370	185,462
FGR	399	55	1997	219	29,647
FOP	74	30	1997	22	2,978
PTO	80	5	1997	4	541
TOTALS	1,923			1,615	218,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,615	118.2180	156.05	252,021	1997	1997	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 1998 Heated Area: 1370 HX Base Yr 1998



96006 OTTER CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,628
TOTAL MARKET OB/XF VALUE		2,860
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		306,488
SOH/AGL Deduction		178,812
ASSESSED VALUE		127,676
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,954
TOTAL JUST VALUE		306,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M972486	H/AC	0	07/01/1997
974013	NEW CONSTR	53,910	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0805/1487	9/09/1997	WD	Q	I		95,800
GRANTOR: ISLAND HOMES BY SEAWA						
GRANTEE: RODRIGUEZ SUSAN						
0798/0735	7/02/1997	WD	U	V	19	20,300
GRANTOR: OTTER RUN PARTNERSHIP						
GRANTEE: ISLAND HOMES BY SEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W14 S8 W6 PTO=[YR=1997] N8 W10 S8 E10 $ W29 S33 E11 FOP=[YR=1997] S2 E19 FGR=[YR=1997] S2 E19 N21 W19 S19 $ N4 W18 S2 W1 $ E1 N2 E18 N15 E19 N24 $.

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	764.00	SF	5.20	5.20	100	1997	1997	3	72	2,860	

LAND DESCRIPTION

TOTAL OB/XF 2,860

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