LOT 10
OTTER RUN PB 5/156

WHITE KAREN H
96010 OTTER CT
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0010-0000

BUILDING CHARACTERISTICS

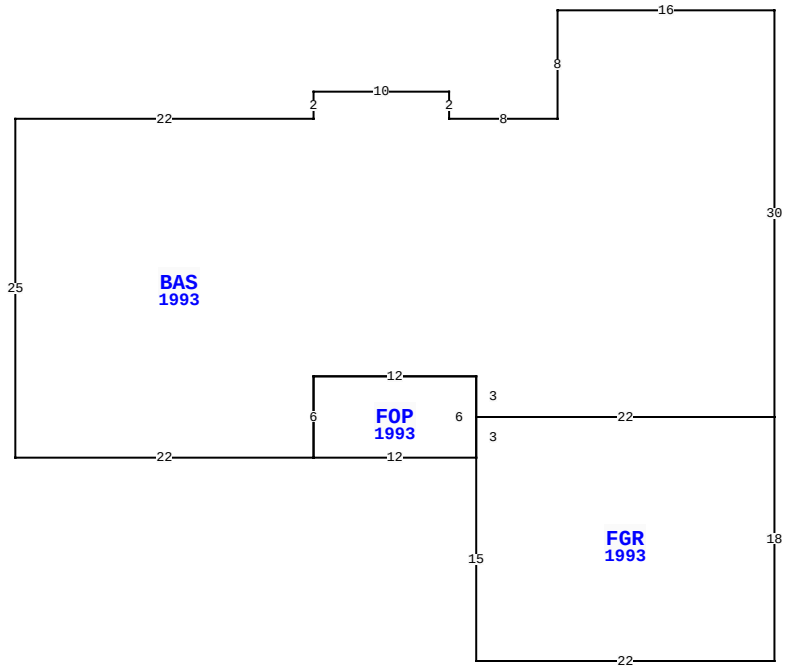
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,410	100	1993	1,410	173,183
FGR	396	55	1993	218	26,776
FOP	72	30	1993	22	2,702
TOTALS	1,878			1,650	202,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,650	110.7720	146.22	241,263	1989	1989	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2004 Heated Area: 1410 HX Base Yr 2004



96010 OTTER CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,661
TOTAL MARKET OB/XF VALUE		5,697
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		293,358
SOH/AGL Deduction		165,665
ASSESSED VALUE		127,693
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		71,971
TOTAL JUST VALUE		293,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803375	(4) WINDOWS	4,123	04/01/2018
3079	H/AC	2,200	07/17/1989
5713	NEW CONSTR	56,000	05/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2754/1176	12/05/2024	LE	U	I	11	100
GRANTOR: GRAHAM DAVID L						
GRANTEE: WHITE KAREN H						
1080/1889	9/16/2002	WD	Q	I		127,000
GRANTOR: FRAZIER JOHN W & YVON						
GRANTEE: GRAHAM DAVID & PAME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S8 W8 N2 W10 S2 W22 S25 E22 FOP=[YR=1993] E12 FGR=[YR=1993] S15 E22 N18 W22 S3$ N6 W12 S6$ N6 E12 S3 E22 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0810	CONCRETE A	0	100	0	0	976.00	SF	6.50	6.50	100	1989	1989	3	54.5	3,457	

LAND DESCRIPTION

TOTAL OB/XF 5,697

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