LOT 11
IN OR 1034/208
OTTER RUN PB 5/156

WAGNER-WILSON SUSANNE K
96433 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

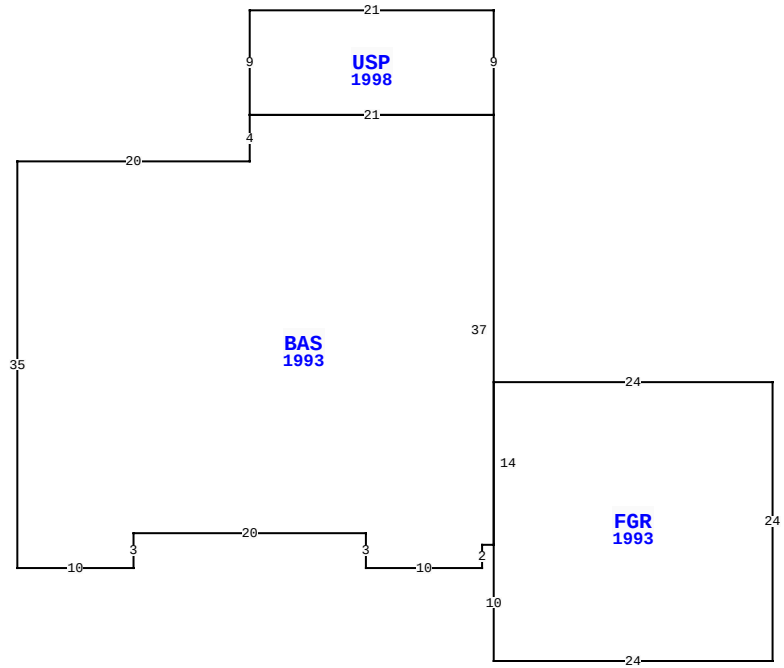
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,457	100	1993	1,457	172,861
FGR	576	55	1993	317	37,609
USP	189	30	1998	57	6,763
TOTALS	2,222			1,831	217,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,831	107.0000	141.24	258,610	1989	1989	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2003 Heated Area: 1457 HX Base Yr 2003



96433 OTTER RUN DR, 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		217,232
TOTAL MARKET OB/XF VALUE		3,833
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		306,065
SOH/AGL Deduction		172,399
ASSESSED VALUE		133,666
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,944
TOTAL JUST VALUE		306,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5962	NEW CONSTR	60,700	08/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1034/0208	1/31/2002	WD	Q	I		124,900
GRANTOR: BARRETT CHARLES E JR						
GRANTEE: WAGNER-WILSON SUSAN						
0829/1240	4/14/1998	WD	Q	I		102,500
GRANTOR: MCCARGO ANITA B						
GRANTEE: BARRETT CHARLES E J						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1998] W21 S9 BAS=[YR=1993] S4 W20 S35 E10 N3 E20 S3 E10 N2 E1 FGR=[YR=1993] S10 E24 N24 W24 S14 $ N37 W21 $ E21 N9 $.

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	1,082.00	SF	6.50	6.50	100	1989	1989	3	54.5	3,833	

LAND DESCRIPTION

TOTAL OB/XF 3,833

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