LOT 12
OTTER RUN PB 5/156

POWELL TODD K
96417 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0012-0000

BUILDING CHARACTERISTICS

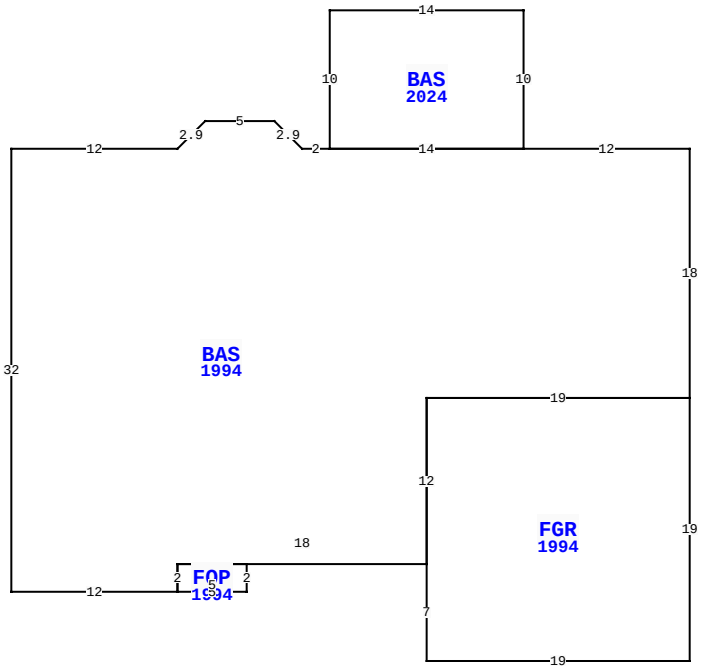
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,280	100	1994	1,280	158,672
BAS	140	100	2024	140	17,354
FGR	361	55	1994	199	24,669
FOP	10	30	1994	3	372
TOTALS	1,791			1,622	201,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,622	110.1600	145.41	235,855	1994	1994	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 1995 Heated Area: 1420 HX Base Yr 1995



96417 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		201,066
TOTAL MARKET OB/XF VALUE		6,612
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		292,678
SOH/AGL Deduction		159,322
ASSESSED VALUE		133,356
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,634
TOTAL JUST VALUE		292,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318096	H/AC	0	05/01/2013
94-00910	NEW CONSTR	55,658	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2272/1276	4/29/2019	WD	U	I	11	100
GRANTOR: ASTLES MERINDA N F/K/						
GRANTEE: POWELL TODD K						
0707/1793	6/24/1994	WD	Q	I		77,500
GRANTOR: SEAWARD HOMES						
GRANTEE: POWELL TODD K & MER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=0,0] W12 W14 W2 U2L2 W5 D2L2 W12 S32 E12 N2 E18 N12 E19 N18 $
FGR=[YR=1994;ORIG=-19,30] S7 E19 N19 W19 S12 $
FOP=[YR=1994;ORIG=-37,32] E5 N2 W5 S2 $
BAS=[YR=2024;ORIG=-12,0] W14 N10 E14 S10 $
.

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	1994	1994	3	74	2,590	
2	0811	CONCRETE B	0	100	0	0	1,172.00	SF	5.20	5.20	100	1994	1994	3	66	4,022	

LAND DESCRIPTION

TOTAL OB/XF 6,612

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 04/18/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS