LOT 13
OTTER RUN PB 5/156

WAGNER LESLIE/TOCE ROCCO ANTHONY IV
96403 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0013-0000

BUILDING CHARACTERISTICS

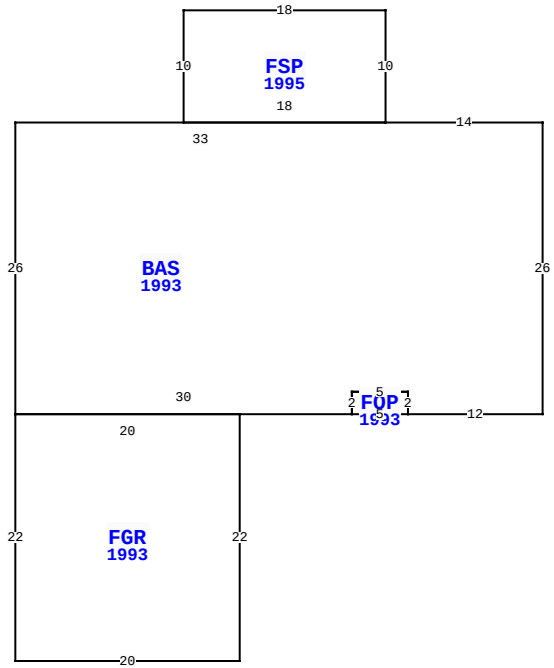
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,212	100	1993	1,212	154,342
FGR	440	55	1993	242	30,818
FOP	10	30	1993	3	382
FSP	180	40	1995	72	9,169
TOTALS	1,842			1,529	194,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,529	113.8320	150.26	229,748	1992	1992	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 2022 Heated Area: 1212 HX Base Yr 2022



96403 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		194,711
TOTAL MARKET OB/XF VALUE		2,773
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		282,484
SOH/AGL Deduction		40,946
ASSESSED VALUE		241,538
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,816
TOTAL JUST VALUE		282,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 02121	ADDITION	2,071	07/01/1995
7967	NEW CONSTR	64,325	03/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/1968	12/17/2021	WD	Q	I	01	308,000
GRANTOR: OPENDOOR PROPERTY J L						
GRANTEE: WAGNER LESLIE & ROC						
2478/0321	7/07/2021	WD	U	I	37	290,000
GRANTOR: QUINONES PATRICIA L &						
GRANTEE: OPENDOOR PROPERTY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FSP=[YR=1995] N10 W18 S10 E18$ W33 S26
FGR=[YR=1993] S22 E20 N22 W20$ E30 FOP=[YR=1993] E5 N2 W5 S2$
N2 E5 S2 E12 N26$.

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	860.00	SF	5.20	5.20	100	1992	1992	3	62	2,773	

LAND DESCRIPTION

TOTAL OB/XF 2,773

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 07/01/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS