LOT 15
IN OR 1641/1488
OTTER RUN PB 5/156

MCCABE MUNIBA
96375 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0015-0000

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 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

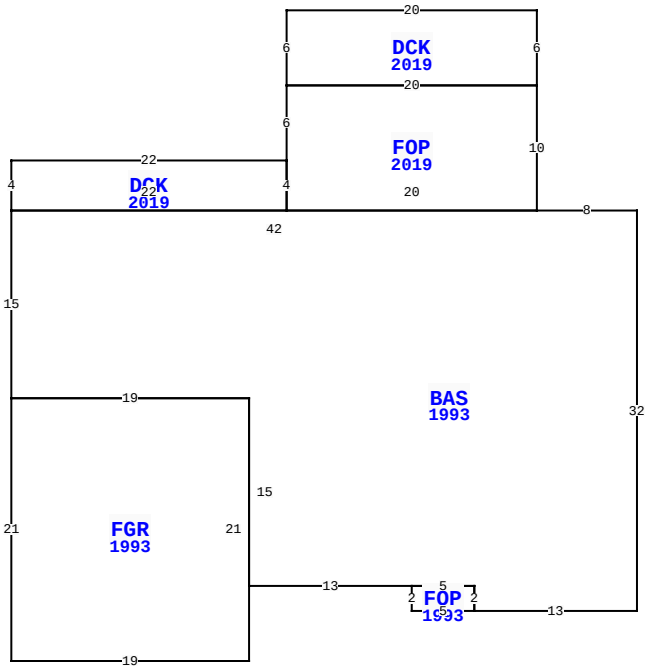
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,241	100	1993	1,241	158,604
DCK	88	10	2019	9	1,150
DCK	120	10	2019	12	1,534
FGR	399	55	1993	219	27,989
FOP	10	30	1993	3	383
FOP	200	30	2019	60	7,668
TOTALS	2,058			1,544	197,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,544	114.2400	150.80	232,835	1992	1992	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 0 Heated Area: 1241 HX Base Yr 1993



96375 OTTER RUN DR, 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		197,328
TOTAL MARKET OB/XF VALUE		3,839
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		286,167
SOH/AGL Deduction		163,444
ASSESSED VALUE		122,723
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		67,001
TOTAL JUST VALUE		286,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4356	H/AC	1,900	09/17/1992
8329	NEW CONSTR	52,177	08/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1641/1488	9/15/2009	QC	U	I	11	100
GRANTOR: MCCABE ROBERT S						
GRANTEE: MCCABE ROBERT S & M						
1450/0986	10/06/2006	QC	Q	I	01	100
GRANTOR: MCCABE ROBERT S						
GRANTEE: MCCABE ROBERT S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FOP=[YR=2019] N10 DCK=[YR=2019] N6 W20 S6 E20$ W20 S6 DCK=[YR=2019] W22 S4 E22 N4$ S4 E20 $ W42 S15 FGR=[YR=1993] S21 E19 N21 W19 $ E19 S15 E13 FOP=[YR=1993] S2 E5 N2 W5 $ E5 S2 E13 N32 $.

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	0812	CONCRETE C	0	100	0	0	1,101.00	SF	4.00	4.00	100	1992	1992	3	62	2,730	
2	0830	FLAGSTONE	0	100	0	0	120.00	SF	12.00	12.00	100	2000	2000	3	77	1,109	

LAND DESCRIPTION

TOTAL OB/XF 3,839

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 07/02/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS