LOT 16
OTTER RUN PB 5/156

ALVARADO CARLOS DANIEL
96357 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0016-0000

BUILDING CHARACTERISTICS

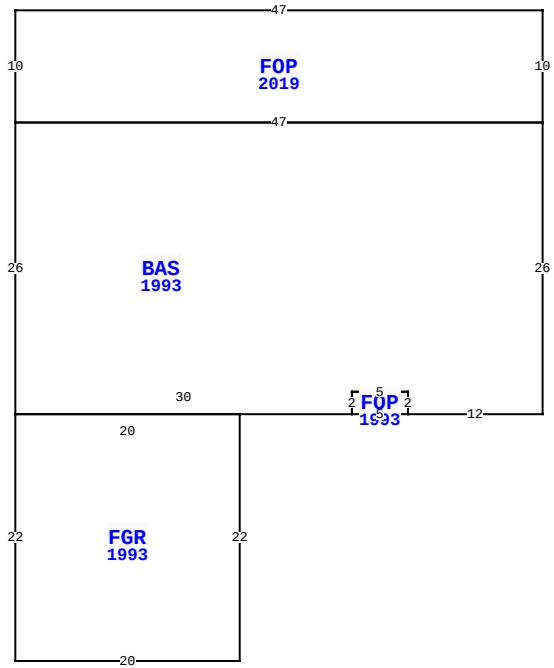
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,212	100	1993	1,212	155,403
FGR	440	55	1993	242	31,029
FOP	10	30	1993	3	384
FOP	470	30	2019	141	18,079
TOTALS	2,132			1,598	204,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,598	114.9540	151.74	242,481	1991	1991	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2024 Heated Area: 1212 HX Base Yr 2024



96357 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		204,896
TOTAL MARKET OB/XF VALUE		3,667
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		293,563
SOH/AGL Deduction		12,244
ASSESSED VALUE		281,319
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,597
TOTAL JUST VALUE		293,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313329	ROOF	4,600	01/01/2013
	REPAIR/RRF	0	06/01/1998
7234	NEW CONSTR	54,360	05/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/0516	3/03/2023	WD	Q	I	01	343,000
GRANTOR: SHORELINE RENTAL INVE						
GRANTEE: ALVARADO CARLOS DAN						
1837/0767	1/23/2013	WD	U	I	11	100
GRANTOR: LONG MARYLEE W & H VE						
GRANTEE: SHORELINE RENTAL IN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] N10 W47 S10 E47$ BAS=[YR=1993] W47 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	887.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,744	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1998	1998	3	20	720	
3	0681	POLE SHED	0	100	6	9	54.00	SF	15.00	15.00	100	1998	1998	3	25	203	

LAND DESCRIPTION

TOTAL OB/XF 3,667

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