LOT 19
IN OR 2175/707
OTTER RUN PB 5/156

LEMIEUX JARED A
96303 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0019-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

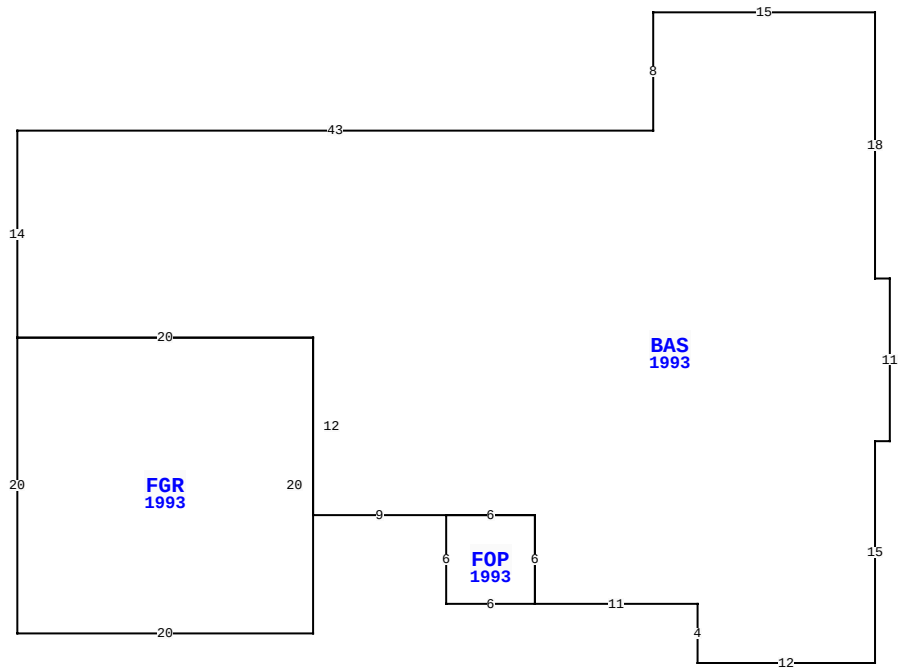
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,585	100	1993	1,585	201,845
FGR	400	55	1993	220	28,016
FOP	36	30	1993	11	1,401
TOTALS	2,021			1,816	231,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,816	113.5000	149.82	272,073	1993	1993	0	0	0	15.00	85.00

1 SNGL FAM – 0% - 0 Heated Area: 1585 HX Base Yr



96303 OTTER RUN DR, FERNANDINA BEACH

BLD DATE	07/24/2009	RK	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	231,262
TOTAL MARKET OB/XF VALUE	24,266
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	340,528
SOH/AGL Deduction	43,250
ASSESSED VALUE	297,278
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,278
TOTAL JUST VALUE	340,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2006046	H/AC	0	07/01/2020
8809	NEW CONSTR	72,250	03/31/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2175/0707	1/22/2018	WD	Q	I	01	217,000
GRANTOR: RODRIGUEZ MIGUEL A						
GRANTEE: LEMIEUX JARED A						
1379/0608	1/05/2006	WD	U	I	21	180,000
GRANTOR: LYNCKER JULIE DAWN						
GRANTEE: RODRIGUEZ MIGUEL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S8 W43 S14 FGR=[YR=1993] S20 E20 N20 W20$ E20 S12 E9 FOP=[YR=1993] S6 E6 N6 W6$ E6 S6 E11 S4 E12 N15 E1 N11 W1 N18$.

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	0	0	0	835.00	SF	5.20	5.20	100	1993	1993	3	64	2,779	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
3	0861	POOL GUNIT	0	0	0	0	558.00	SF	85.00	85.00	100	1997	1997	3	20	9,486	
4	0845	KOOL DECK	0	0	0	0	1,584.00	SF	7.25	7.25	100	1997	1997	3	72	8,268	
5	0476	VF 6 SBPL	0	0	0	0	36.00	LF	32.00	32.00	100	2004	2004	3	61	703	
6	1242	WD DECK A	0	0	15	17	255.00	SF	10.00	10.00	100	1997	1997	3	20	510	

LAND DESCRIPTION

TOTAL OB/XF 24,266

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	0	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 11/27/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS