LOT 25
IN OR 2032/1826
OTTER RUN PB 5/156

BURLING JOHN M & CAROLINE R REVOCABLE TRUST
96288 WINDSOR DR
YULEE, FL 32097

2025

40-2N-28-1590-0025-0000

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	14	CARPET 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

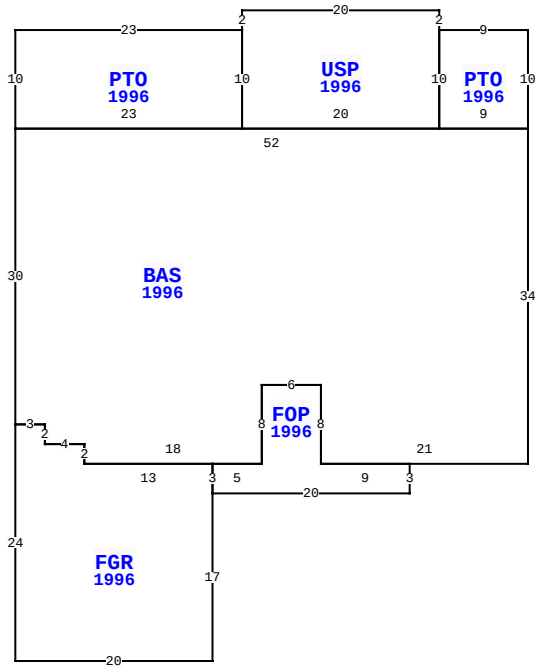
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	1996	1,700	203,516
FGR	420	55	1996	231	27,654
FOP	108	30	1996	32	3,831
PTO	90	5	1996	4	479
PTO	230	5	1996	12	1,437
USP	240	30	1996	72	8,620
TOTALS	2,788			2,051	245,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,051	105.1540	138.80	284,679	1996	1996	0	0	0	13.75	86.25

1 SNGL FAM – 0% - 0 Heated Area: 1700 HX Base Yr



96217 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	245,536
TOTAL MARKET OB/XF VALUE	6,892
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	337,428
SOH/AGL Deduction	41,774
ASSESSED VALUE	295,654
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,654
TOTAL JUST VALUE	337,428
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963183	NEW CONSTR	2,400	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2032/1826	3/09/2016	WD	U	I	11	100
GRANTOR: BURLING JOHN M & CARO						
GRANTEE: BURLING JOHN MICHAE						
1298/1086	2/28/2005	WD	Q	I		170,000
GRANTOR: COURSON KARL B &						
GRANTEE: BURLING JOHN M & CA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1996] W9 USP=[YR=1996] N2 W20 S2 PTO=[YR=1996] W23 S10 BAS=[YR=1996] S30 FGR=[YR=1996] S24 E20 N17 FOP=[YR=1996] E20 N3 W9 N8 W6 S8 W5 S3$ N3 W13 N2 W4 N2 W3$ E3 S2 E4 S2 E18 N8 E6 S8 E21 N34 W52$ E23 N10$ S10 E20 N10$ S10 E9 N10$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0940	SHEDS/PORT	0	0	6	8	48.00	SF	30.00	30.00	100	1996	1996	3	20	288	
3	0811	CONCRETE B	0	0	0	0	1,074.00	SF	5.20	5.20	100	1996	1996	3	70	3,909	

LAND DESCRIPTION

TOTAL OB/XF 6,892

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS