LOT 26
OTTER RUN PB 5/156

CITINO DEREK SCOTT & HEATHER ANNE
96201 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

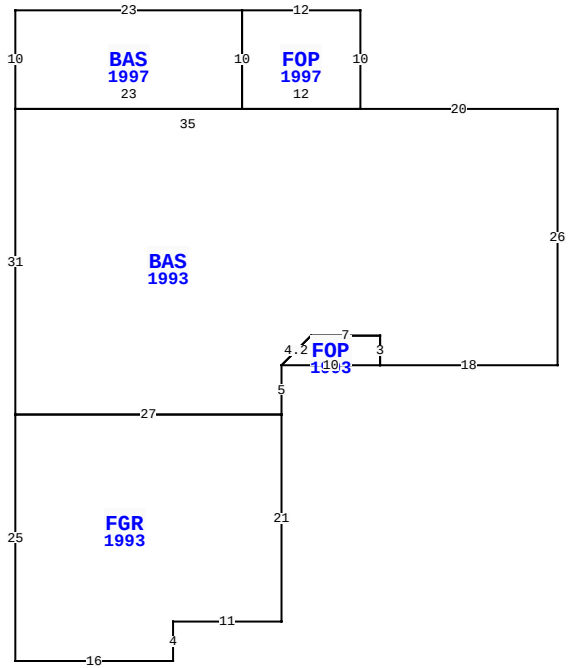
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,540	100	1993	1,540	191,778
BAS	230	100	1997	230	28,642
FGR	631	55	1993	347	43,213
FOP	26	30	1993	8	996
FOP	120	30	1997	36	4,483
TOTALS	2,547			2,161	269,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,161	105.1540	138.80	299,947	1988	2004	0	0	0	10.28	89.72

1 SNGL FAM – 100% - 2022 Heated Area: 1770 HX Base Yr 2022



96201 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		269,112
TOTAL MARKET OB/XF VALUE		5,207
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		359,319
SOH/AGL Deduction		61,040
ASSESSED VALUE		298,279
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,557
TOTAL JUST VALUE		359,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2100571	REPAIR/RRF	12,000	01/20/2021
973883	ADDITION	12,925	04/01/1997
2652	H/AC	2,300	07/26/1988
3126	NEW CONSTR	2,100	07/12/1988
5004	NEW CONSTR	72,300	06/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2445/0081	3/19/2021	WD	Q	I	01	286,000
GRANTOR: SPH PROPERTY THREE LL						
GRANTEE: CITINO DEREK SCOTT						
2424/1549	1/12/2021	WD	Q	I	01	268,900
GRANTOR: MURRAY LARRY N & CARO						
GRANTEE: SPH PROPERTY THREE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FOP=[YR=1997] N10 W12 BAS=[YR=1997] W23 S10 E23 N10$ S10 E12$ W35 S31 FGR=[YR=1993] S25 E16 N4 E11 N21 W27$ E27 N5 FOP=[YR=1993] E10 N3 W7 L3 D3 $ U3 R3 E7 S3 E18 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	0812	CONCRETE C	0	100	0	0	1,460.00	SF	4.00	4.00	100	1988	1988	3	52	3,037	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 5,207

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 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