LOT 28
IN OR 1098/934
OTTER RUN PB 5/156

RICHARDSON MICHAEL & KIMBERLY
96167 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0028-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

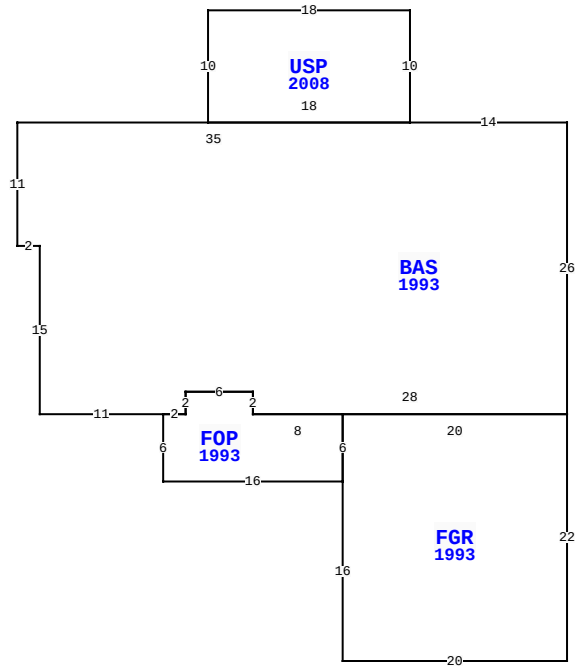
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1993	1,232	160,033
FGR	440	55	1993	242	31,435
FOP	108	30	1993	32	4,157
USP	180	30	2008	54	7,014
TOTALS	1,960			1,560	202,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,560	115.7700	152.82	238,399	1993	1993	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2003 Heated Area: 1232 HX Base Yr 2003



96167 OTTER RUN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,639
TOTAL MARKET OB/XF VALUE		6,191
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		293,830
SOH/AGL Deduction		164,961
ASSESSED VALUE		128,869
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,147
TOTAL JUST VALUE		293,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0216	NEW CONSTR	52,182	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1098/0934	12/05/2002	WD	Q	I		121,000
GRANTOR: MOTT SHANNON D & CHAR						
GRANTEE: RICHARDSON MICHAEL						
0678/1482	4/13/1993	WD	Q	V		16,800
GRANTOR: TENNILLE WILSON R						
GRANTEE: SIKES SHANNON D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 USP=[YR=2008] N10 W18 S10 E18$ W35 S11 E2 S15 E11 FOP=[YR=1993] S6 E16 FGR=[YR=1993] S16 E20 N22 W20 S6$ N6 W8 N2 W6 S2 W2$ E2 N2 E6 S2 E28 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	930.00	SF	5.20	5.20	100	1993	1993	3	64	3,095	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	24.00	24.00	100	1996	1996	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 6,191

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 01/24/2020 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS