

LOT 29
L/E OR 1540/147
OTTER RUN PB 5/156

MELOGY SUSAN M L/E/MELOGY SUSAN M LIVING TRUST
96151 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	13	LVT/LAMNT 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	1,497	100	2003	1,497	201,910
FGR	506	55	2003	278	37,496
FOP	56	30	2003	17	2,293
PTO	69	5	2003	3	405
SFB	288	80	2004	230	31,022
TOTALS	2,416			2,025	273,125

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0811	CONCRETE B

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,025	114.1700	150.70	305,168	2003	2003	0	0	0	10.50
1 SNGL FAM - 100% - 2004 Heated Area: 1727 HX Base Yr 2004											
96151 OTTER RUN DR, FERNANDINA BEACH											

TOTAL OB/XF		
L N	OB/XF CODE	DESCRIPTION
1	0811	CONCRETE B

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	273,125		
TOTAL MARKET OB/XF VALUE	3,057		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	361,182		
SOH/AGL Deduction	209,434		
ASSESSED VALUE	151,748		
TOTAL EXEMPTION VALUE	HX HB WX 55,722		
BASE TAXABLE VALUE	96,026		
TOTAL JUST VALUE	361,182		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	338,184		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310741	NEW CONSTR	117,291	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/0147	12/10/2007	QC	Q	I	01	100
GRANTOR: MELOGY SUSAN M						
GRANTEE: MELOGY SUSAN M L/E						
1155/0516	7/21/2003	WD	Q	I		159,000
GRANTOR: TSB OF NASSAU CO						
GRANTEE: MELOGY SHERIDAN J &						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2003] W21 PT0=[YR=2003] W9 SFB=[YR=2004] N7W18 S16 E18 N9\$ S9 R2 U2 E4 D2 R2 E1 N9\$ S9 W1 L2 U2 W4 D2 L2 W27 S34 E11 N5 E9 FOP=[YR=2003] S5 E8 N5W2 N4 W4 S4 W2\$ E2 N4 E4 S4 E9 FGR=[YR=2003] S5 E22 N23 W22 S18\$ N18 E22 N20\$.		