

LOT 30
IN OR 893/639
OTTER RUN PB 5/156

SABATTINI MARK A & CATHERINE A
96135 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	31	HARDIE BRD 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,800	100	1993	1,800	212,334
FGR	380	55	1993	209	24,655
FOP	100	30	1993	30	3,539
FOP	160	30	1993	48	5,662
PTO	130	5	1998	6	708
TOTALS	2,570			2,093	246,898

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,226.00	SF	4.00
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,093	105.4480	139.19	291,325	1992	1992	0	0	0 15.25	84.75
1 SNGL FAM - 100% - 2000											
Heated Area: 1800											
HX Base Yr 2000											
96135 OTTER RUN DR, FERNANDINA BEACH											

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

TOTAL OB/XF									
6,460									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					246,898				
TOTAL MARKET OB/XF VALUE					6,460				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					338,358				
SOH/AGL Deduction					190,780				
ASSESSED VALUE					147,578				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					91,856				
TOTAL JUST VALUE					338,358				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					316,090				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24785	REMODEL	12,011	06/01/2011
M014981	H/AC	0	04/01/2001
8346	NEW CONSTR	79,056	08/26/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0893/0639	7/30/1999	WD	Q	I		128,000	
GRANTOR: BRITTAIN RICHARD E JR							
GRANTEE: SABATTINI MARK A &							
0789/1959	4/10/1997	WD	Q	I		125,000	
GRANTOR: HALL TIMOTHY M & CHRI							
GRANTEE: BRITTAIN RICHARD E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W19 S4 FOP=[YR=1993] W16 PTO=[YR=1998] W13 S10 E13 N10\$ S10 E16 N10\$ S10 W29 S36 E13 FOP=[YR=1993] S6 E16 FGR=[YR=1993] S4 E19 N20 W19 S16\$ N12 W4 S6 W1 S2 W10 N2 W1\$ E1 S2 E10 N2 E1 N6 E4N4 E19 N40\$.									

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