

LOT 32
IN OR 1787/1235
OTTER RUN PB 5/156

SCOTT GEORGE M & LAURA L
96087 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	08	SHT VINYL 20
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	1,586	100	2002	1,586	204,357
FGR	456	55	2002	251	32,342
FOP	129	30	2002	39	5,025
PTO	200	5	2002	10	1,289
TOTALS	2,371			1,886	243,012

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	772.00	SF	5.20	5.20

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,886	109.3680	144.37	272,282	2002	2002	0	0	10.75	89.25
1 SNGL FAM - 100% - 2013 Heated Area: 1586 HX Base Yr 2013											
96087 OTTER RUN DR, FERNANDINA BEACH											
BLD DATE: 04/24/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		243,012	
TOTAL MARKET OB/XF VALUE		3,212	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		331,224	
SOH/AGL Deduction		160,054	
ASSESSED VALUE		171,170	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		120,448	
TOTAL JUST VALUE		331,224	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		305,949	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103697	ROOF	15,000	03/25/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1787/1235	4/05/2012	WD Q	Q	I	01
GRANTOR: BUCHANAN JONATHAN E					
GRANTEE: SCOTT GEORGE M & LA					
1699/1963	9/10/2010	WD Q	Q	I	02
GRANTOR: ZIMMERMANN ANDREW F &					
GRANTEE: BUCHANAN JONATHAN E					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W20 PTO=[YR=2002] N10 W20 S10 E20\$ W33 S33 E12 FOP=[YR=2002] S2 E21 FGR=[YR=2002] S17 E20 N24 W12 S3 W8 S4\$ N4 W2 U3 L3 N3 W6 S3 L3 D3 W7 S2\$ N2 E7 U3 R3 N3 E6 S3 D3 R3 E10 N3 E12 N28\$.									

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