

LOT 33
IN OR 642 PG 298
OTTER RUN PB 5/156

DAVIS LINDA
96071 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0033-0000



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	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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

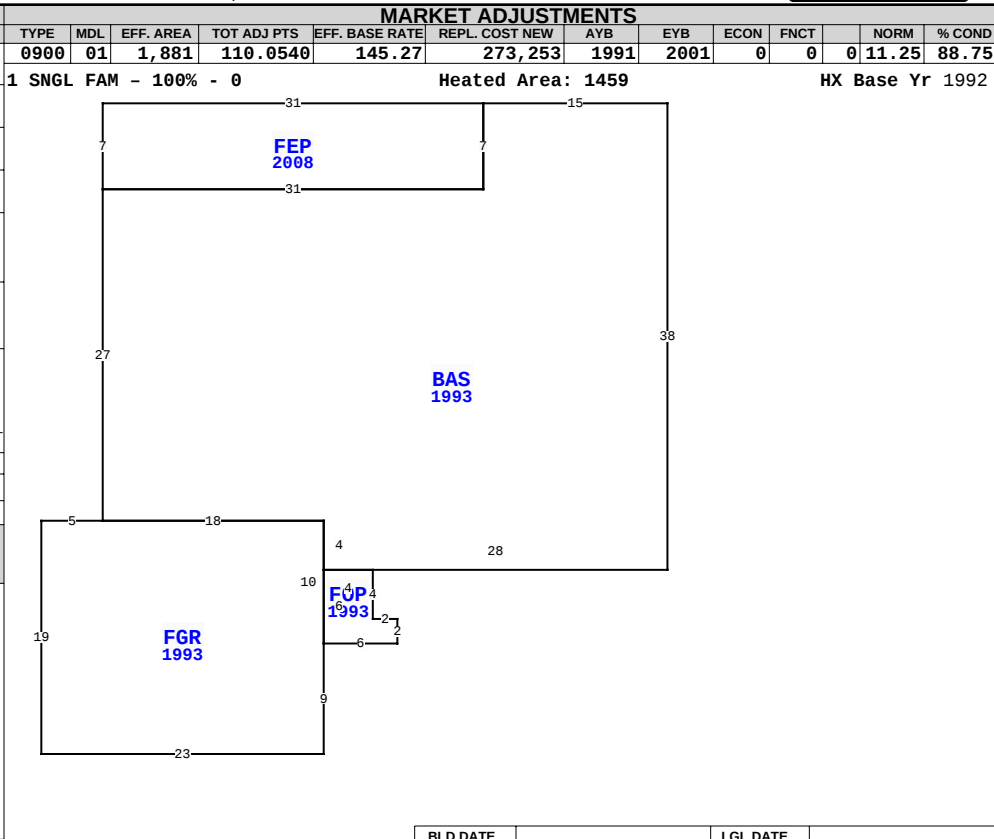
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,459	100	1993	1,459	188,105
FEP	217	80	2008	174	22,433
FGR	437	55	1993	240	30,943
FOP	28	30	1993	8	1,031
TOTALS	2,141			1,881	242,512

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,236.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

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 07/02/2020 BY KWA



96071 OTTER RUN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/24/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
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	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		242,512	
TOTAL MARKET OB/XF VALUE		9,453	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		336,965	
SOH/AGL Deduction		196,111	
ASSESSED VALUE		140,854	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		90,132	
TOTAL JUST VALUE		336,965	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		315,699	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530974	(10) WINDOWS	4,595	08/12/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0642/0298	11/26/1991	WD	Q	I		77,200	
GRANTOR: NORTH POINT CONST CO							
GRANTEE: DAVIS LINDA							
0630/0532	7/03/1991	WD	Q	V		15,000	
GRANTOR: OTTER RUN PRTRSHIP							
GRANTEE: NORTH POINT CONST							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W15 FEP=[YR=2008] W31 S7 E31 N7\$ S7 W31 S27 FGR=[YR=1993] W5 S19 E23 N9 FOP=[YR=1993] E6 N2 W2 N4 W4 S6\$ N10 W18\$ E18 S4 E28 N38\$.									

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