LOT 35
OTTER RUN PB 5/156

BURBANK FRANCIS & BARBARA L/E/
96037 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

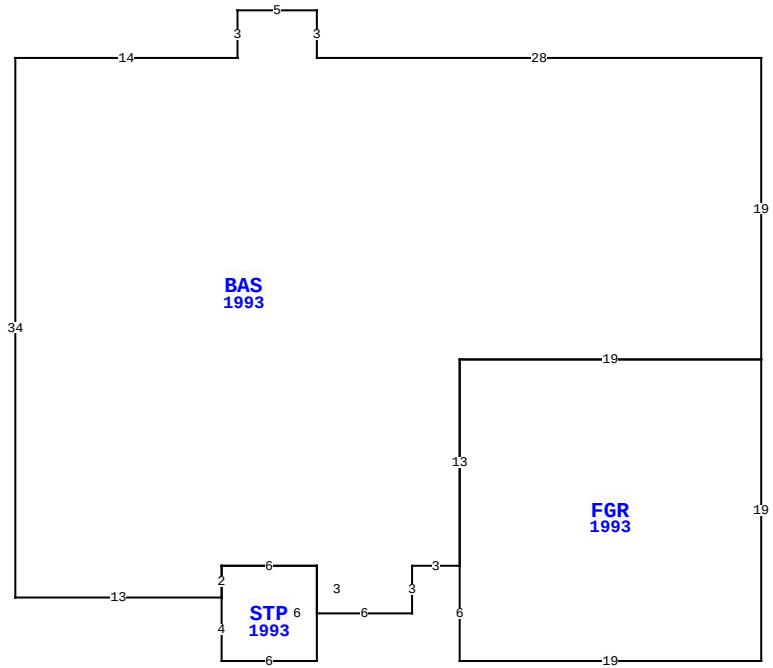
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,316	100	1993	1,316	166,103
FGR	361	55	1993	199	25,118
STP	36	10	1993	4	505
TOTALS	1,713			1,519	191,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,519	113.8320	150.26	228,245	1989	1989	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 1995 Heated Area: 1316 HX Base Yr 1995



96037 OTTER RUN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		191,726
TOTAL MARKET OB/XF VALUE		2,055
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		278,781
SOH/AGL Deduction		165,695
ASSESSED VALUE		113,086
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,364
TOTAL JUST VALUE		278,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800528	REPAIR/RRF	15,000	01/01/2018
M17521	H/AC	0	08/01/2012
B26338	REMODEL	1,250	08/01/2012
5629	NEW CONSTR	53,302	04/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/1140	6/17/2022	QC	U	I	11	100
GRANTOR: BURBANK FRANCIS D JR						
GRANTEE: GALLI KATHERINE B &						
0709/0014	7/13/1994	WD	Q	I		69,400
GRANTOR: CASAGRANDE CARL & JOA						
GRANTEE: BURBANK FRANCIS JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 N3 W5 S3 W14 S34 E13 STP=[YR=1993] S4 E6 N6 W6 S2$ N2 E6 S3 E6 N3 E3 FGR=[YR=1993] S6 E19 N19 W19 S13$ N13 E19 N19$.

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	725.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,055	

LAND DESCRIPTION

TOTAL OB/XF 2,055

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS