LOT 36
IN OR 1814/1354
OTTER RUN PB 5/156

BLANDIN ARLANDO K & ADRIENNE L
96015 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

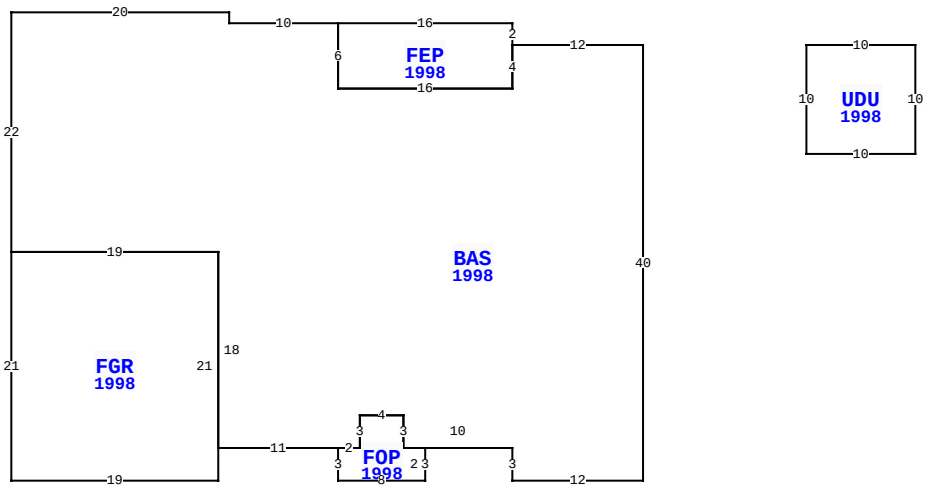
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,844	100	1998	1,844	224,649
FEP	96	80	1998	77	9,381
FGR	399	55	1998	219	26,680
FOP	36	30	1998	11	1,340
UDU	100	55	1998	55	6,700
TOTALS	2,475			2,206	268,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,206	105.8400	139.71	308,200	1998	1998	0	0	0	12.80	87.20

1 SNGL FAM – 100% - 2013 Heated Area: 1844 HX Base Yr 2013



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

96015 OTTER RUN DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,750
TOTAL MARKET OB/XF VALUE		2,670
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		356,420
SOH/AGL Deduction		198,506
ASSESSED VALUE		157,914
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,192
TOTAL JUST VALUE		356,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210214	XFOB	1,080	09/01/2002
984986	XFOB	2,500	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1814/1354	9/12/2012	WD	Q	I	02	155,000
GRANTOR: MURRAY JOHN G & CHARL						
GRANTEE: BLANDIN ARLANDO K &						
0824/1878	3/04/1998	WD	Q	I		132,000
GRANTOR: ISLAND HOMES BY SEAWA						
GRANTEE: MURRAY JOHN & CHARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W12 FEP=[YR=1998] N2 W16 S6 E16 N4 $ S4 W16 N6 W10 N1 W20 S22 FGR=[YR=1998] S21 E19 N21 W19 $ E19 S18 E11 FOP=[YR=1998] S3 E8 N3 W2 N3 W4 S3 W2 $ E2 N3 E4 S3 E10 S3 E12 N40 $PTR= E15 UDU=[YR=1998] E10 S10 W10 N10 $ W15 $.

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	0810	CONCRETE A	0	100	51	3	153.00	SF	6.50	6.50	100	1998	1998	3	73	726	
2	0811	CONCRETE B	0	100	16	32	512.00	SF	5.20	5.20	100	1998	1998	3	73	1,944	

LAND DESCRIPTION

TOTAL OB/XF 2,670

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