

LOT 65
IN OR 2170/375
OTTER RUN PB 5/156

FOGERTY CHARLES V III & MICHELLE M
96468 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0065-0000



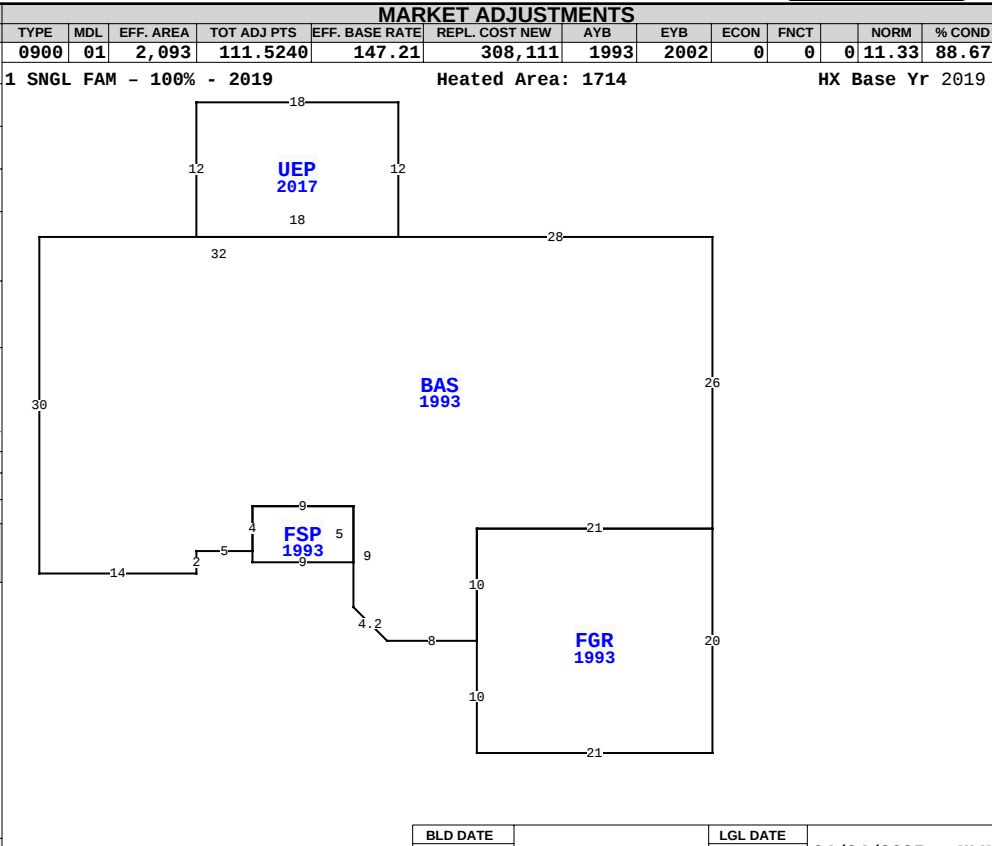
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,714	100	1993	1,714	223,730
FGR	420	55	1993	231	30,153
FSP	45	40	1993	18	2,350
UEP	216	60	2017	130	16,969
TOTALS	2,395			2,093	273,202

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	849.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00



TOTAL OB/XF									
5,345									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0003	RS-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					273,202				
TOTAL MARKET OB/XF VALUE					5,345				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					363,547				
SOH/AGL Deduction					159,720				
ASSESSED VALUE					203,827				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					153,105				
TOTAL JUST VALUE					363,547				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					348,257				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310787	XFOB	4,210	01/01/2003
B9704138	ADDITION	0	07/01/1997
0239	NEW CONSTR	69,259	05/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q /	U /	V /	RSN CD	SALE PRICE
2170/0375	1/12/2018	WD	Q	I	01		220,000
GRANTOR: MCINTYRE LORETTA							
GRANTEE: FOGERTY CHARLES V I							
0700/1514	3/18/1994	WD	Q	I			93,900
GRANTOR: TREVETT HOMES INC							
GRANTEE: MCINTYRE ROBT JR &							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W28 UEP=[YR=2017] N12 W18 S12 E18\$ W32 S30 E14 N2 E5 FSP=[YR=1993] S1 E9 N5 W9 S4\$ N4 E9 S9 D3 R3 E8 FGR=[YR=1993] S10 E21 N20 W21 S10\$ N10 E21 N26\$.									