

LOT 66
IN OR 1628/679
OTTER RUN PB 5/156

SCATTOLON PATRICIA A
96454 OTTER RUN DR
FERNANDINA BEACH, FL 32034-1156

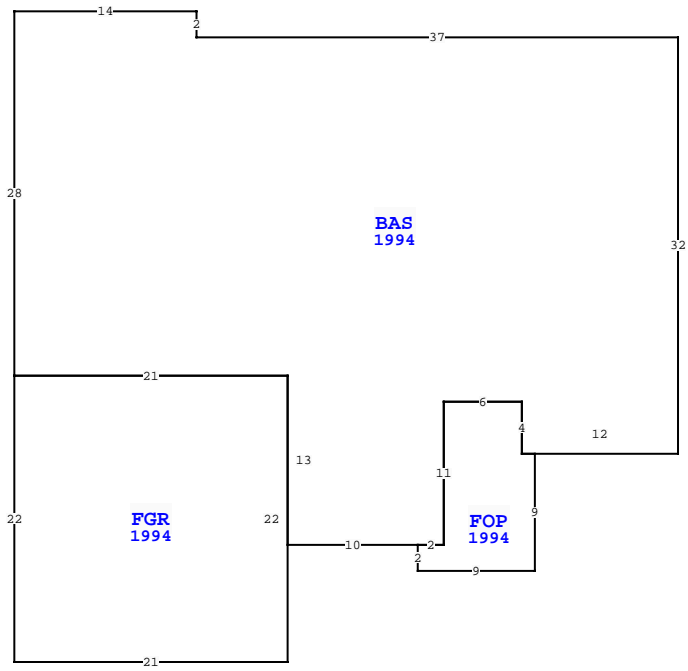
2025

40-2N-28-1590-0066-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	90
Exterior Wall	20	FACE BRICK	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
BAS	1,594	100	1994
FGR	462	55	1994
FOP	91	30	1994
TOTALS	2,147		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,875	105.1540	138.80	260,250	1994	1994	0	0	0	15.53	84.47	
1 SNGL FAM - 0% - 0 Heated Area: 1594 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			219,833
TOTAL MARKET OB/XF VALUE			17,189
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			322,022
SOH/AGL Deduction			27,737
ASSESSED VALUE			294,285
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			294,285
TOTAL JUST VALUE			322,022
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			309,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9805224	SWIM POOL	16,450	08/01/1998
93-0608	NEW CONSTR	72,435	11/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1628/0679	7/06/2009	WD Q	Q	I	01	217,500
GRANTOR: WERLING PAUL J & KARE						
GRANTEE: SCATTOLON PATRICIA						
1405/0875	4/19/2006	WD Q	Q	I		235,000
GRANTOR: MERCER PHILLIP M & MA						
GRANTEE: WERLING PAUL J & KA						

EXTRA FEATURES																	
L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0811	CONCRETE B	0	0	0	0	806.00	SF	5.20	5.20	100	1994	1994	3	66	2,766	
3	0845	KOOL DECK	0	0	0	0	725.00	SF	7.25	7.25	100	1998	1998	3	73	3,837	
4	0861	POOL GUNIT	0	0	14	28	392.00	SF	85.00	85.00	100	1998	1998	3	20	6,664	
5	0462	ST/AL FNC	0	0	11	0	440.00	SF	10.00	10.00	100	2000	2000	3	27	1,188	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	48	144	

TOTAL OB/XF														17,189			
96454 OTTER RUN DR, FERNANDINA BEACH														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/24/2025
														INC DATE		AG DATE	MLU

BUILDING NOTES													
BAS=[YR=1994] W37 N2 W14 S28 FGR=[YR=1994] S22 E21 N22 W21 \$ E21 S13 E10 FOP=[YR=1994] S2 E9 N9 W1 N4 W6 S11 W2 \$ E2 N11 E6 S4 E12 N32 \$.													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000134	C	RES POND	0	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000										