LOT 68
OTTER RUN PB 5/156

HILL JASON A/HILL JACLYN A MYERS
96420 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0068-0000

BUILDING CHARACTERISTICS

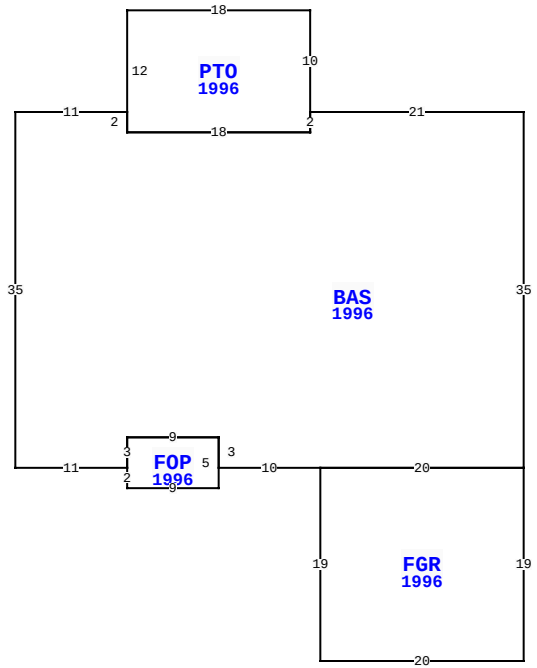
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,687	100	1996	1,687	218,446
FGR	380	55	1996	209	27,063
FOP	45	30	1996	14	1,813
PTO	216	5	1996	11	1,424
TOTALS	2,328			1,921	248,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,921	104.4680	137.90	264,906	1996	2011	0	0	0	6.10	93.90

1 SNGL FAM – 100% - 2022 Heated Area: 1687 HX Base Yr 2022



96420 OTTER RUN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,747
TOTAL MARKET OB/XF VALUE		10,171
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		343,918
SOH/AGL Deduction		33,403
ASSESSED VALUE		310,515
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		259,793
TOTAL JUST VALUE		343,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 02440	NEW CONSTR	63,419	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2435/1760	2/22/2021	WD	Q	I	01	312,000
GRANTOR: KOHLER PROPERTY DEVEL						
GRANTEE: HILL JASON A & JACL						
2068/1567	8/29/2016	WD	Q	I	01	210,000
GRANTOR: OVERTON JEFFERY W & C						
GRANTEE: KOHLER PROPERTY DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W21 PTO=[YR=1996] N10 W18 S12 E18 N2$ S2 W18 N2 W11 S35 E11 FOP=[YR=1996] S2 E9 N5 W9 S3$ N3 E9 S3 E10 FGR=[YR=1996] S19 E20 N19 W20$ E20 N35$.

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	829.00	SF	5.20	5.20	100	1996	1996	3	70	3,018	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
3	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00	10.00	100	2019	2019	3	87	4,176	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 10,171

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	000134	C	RES POND	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/02/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS