

LOT 69
IN OR 1763/1445
OTTER RUN PB 5/156

ABRAMS JANET
96398 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0069-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	31	HARDIE BRD 90	0900	01	2,146	110.2500	145.53	312,307	2000	2000	0	0	0	11.78	88.22	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 10	1 SNGL FAM - 100% - 2012													Heated Area: 1788													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2012													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 70																											
Interior Floo	14	CARPET 30																											
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																											
NEIGHBORHOOD/LOC	4013.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,788	100	2000	1,788	229,555																								
FGR	506	55	2000	278	35,691																								
FOP	48	30	2000	14	1,797																								
USP	220	30	2012	66	8,474																								
TOTALS	2,562			2,146	275,517																								
EXTRA FEATURES					96398 OTTER RUN DR, FERNANDINA BEACH																								
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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905													
2	0810	CONCRETE A	0	100	0	0	183.00	SF	6.50	6.50	100	2000	2000	3	77	916													
3	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50	6.50	100	2000	2000	3	77	3,203													
4	0462	ST/AL FNC	0	100	0	0	444.00	SF	10.00	10.00	100	2012	2012	3	64	2,842													
5	0861	POOL GUNIT	0	100	36	14	504.00	SF	85.00	85.00	100	2017	2017	3	81	34,700													
6	0855	CONC PAVER	0	100	0	0	816.00	SF	10.00	10.00	100	2017	2017	3	96	7,834													
TOTAL OB/XF 52,400																													
LAND DESCRIPTION																													
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												
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 04/18/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																													