LOT 74
IN OR 1146/1756
OTTER RUN PB 5/156

SEAGLE WADE R & LYNDA M
96318 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0074-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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

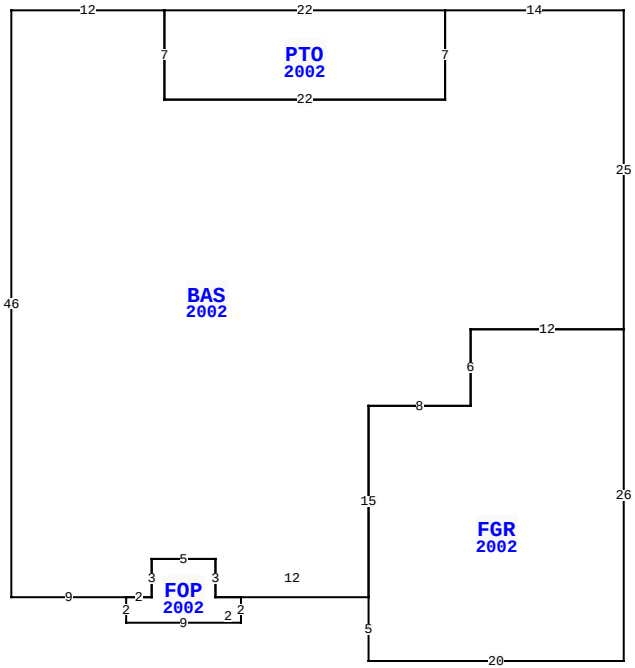
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,667	100	2002	1,667	211,542
FGR	472	55	2002	260	32,994
FOP	33	30	2002	10	1,269
PTO	154	5	2002	8	1,015
TOTALS	2,326			1,945	246,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,945	106.8200	141.00	274,245	2002	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2004 Heated Area: 1667 HX Base Yr 2004



96318 OTTER RUN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,820
TOTAL MARKET OB/XF VALUE		37,256
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		369,076
SOH/AGL Deduction		197,132
ASSESSED VALUE		171,944
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		116,222
TOTAL JUST VALUE		369,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615430	REPAIR/RRF	12,500	10/24/2016
B25165	SWIM POOL	33,196	09/01/2011
007343	NEW CONSTR	82,242	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/1456	6/19/2003	WD	Q	I		163,000
GRANTOR: STOKES PHILLIP W & TA						
GRANTEE: SEAGLE WADE R & LYN						
1039/1818	2/26/2002	WD	Q	I		149,300
GRANTOR: ISLAND HOMES BY SEAWA						
GRANTEE: STOKES PHILLIP & TA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 PTO=[YR=2002] W22 S7 E22 N7$ S7 W22 N7 W12 S46 E9 FOP=[YR=2002] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E12 FGR=[YR=2002] S5 E20 N26 W12 S6 W8 S15$ N15 E8 N6 E12 N25$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	690.00	SF	5.20	5.20	100	2002	2002	3	80	2,870	
3	0861	POOL GUNIT	0	100	0	0	454.00	SF	85.00	85.00	100	2011	2011	3	60	23,154	
4	0855	CONC PAVER	0	100	0	0	306.00	SF	10.00	10.00	100	2011	2011	3	91	2,785	
5	0462	ST/AL FNC	0	100	0	0	912.00	SF	10.00	10.00	100	2011	2011	3	60	5,472	

LAND DESCRIPTION

TOTAL OB/XF 37,256

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 07/06/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS