



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
BAS	1,979	100
FGR	840	55
FOP	36	30
TOTALS	2,855	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,452	105.1200	138.76	340,240	1997	2001	0	0	0	11.25	88.75	
1 SNGL FAM - 100% - 2004 Heated Area: 1979 HX Base Yr 2004													
TOTALS	2,855		2,452	301,963									

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VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				301,963		
TOTAL MARKET OB/XF VALUE				18,399		
TOTAL LAND VALUE - MARKET				85,000		
TOTAL MARKET VALUE				405,362		
SOH/AGL Deduction				219,903		
ASSESSED VALUE				185,459		
TOTAL EXEMPTION VALUE				HX HB		50,722
BASE TAXABLE VALUE				134,737		
TOTAL JUST VALUE				405,362		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				388,668		

EXTRA FEATURES														96226 OTTER RUN DR, FERNANDINA BEACH										XF DATE		LAND DATE		04/24/2025		MLU	
														INC DATE				AG DATE													
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	0812	CONCRETE C	0	100	0	0	1,539.00		SF	4.00	4.00	100	1997	1997	3	72	4,432														
2	0861	POOL GUNIT	0	100	0	0	512.00		SF	85.00	85.00	100	1996	1996	3	20	8,704														
3	0845	KOOL DECK	0	100	0	0	1,037.00		SF	7.25	7.25	100	1996	1996	3	70	5,263														