

SOUTHERLAND JACKIE ALAN
96202 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2025



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		VALUATION SUMMARY									
Exterior Wall		30		VINYL 80		0900		01		2,095		104.4680		137.90		288,900		1996		1996		0		0		13.80		86.20		VALUATION BY					STANDARD				
Exterior Wall		16		WD FR STUC 20		1		SNGL FAM - 100%		- 2000		Heated Area: 1792		HX Base Yr 2000																Tax Group: 4					Tax Dist:				
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					249,032				
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					6,384				
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					85,000				
Interior Floo		14		CARPET 80																										TOTAL MARKET VALUE					340,416				
Interior Floo		08		SHT VINYL 20																										SOH/AGL Deduction					199,671				
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					140,745				
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					HX HB 50,722				
Bedrooms				3 100																										BASE TAXABLE VALUE					90,023				
Bathrooms				2 100																										TOTAL JUST VALUE					340,416				
Frame		02		WOOD FRAME 100																										NCON VALUE					0				
Stories		1.		1. 100																										INCOME VALUE									
Units				0 100																										PREVIOUS YEAR MKT VALUE					318,695				
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		1,792		100		1996		1,792		213,015																													
FGR		440		55		1996		242		28,767																													
FOP		44		30		1996		13		1,546																													
FOP		160		30		1996		48		5,706																													
TOTALS		2,436						2,095		249,032																													
EXTRA FEATURES																																							
L N		OB																																					