LOT 78
IN OR 1226/1652
OTTER RUN PB 5/156

GASKIN MARY J
96190 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**40-2N-28-1590-0078-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 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 |

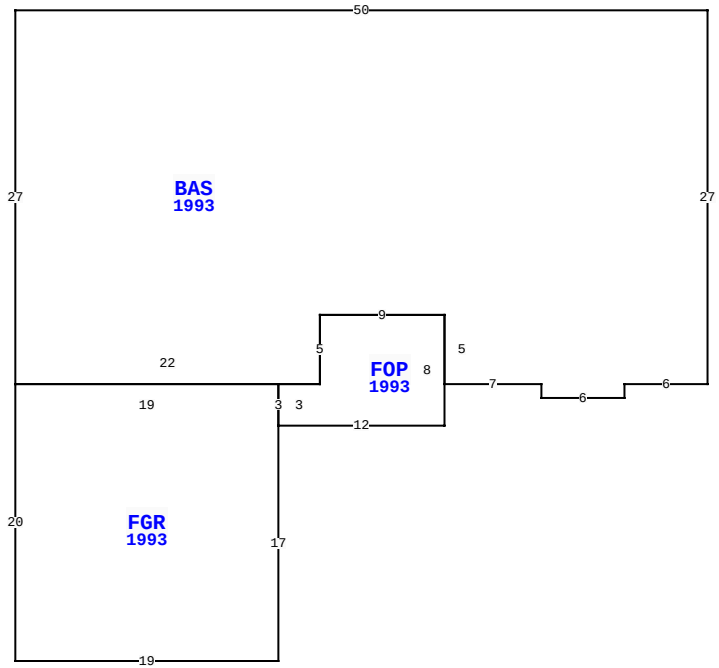
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,311 | 100 | 1993 | 1,311 | 162,580 |
| FGR | 380 | 55 | 1993 | 209 | 25,919 |
| FOP | 81 | 30 | 1993 | 24 | 2,976 |
| TOTALS | 1,772 | | | 1,544 | 191,474 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,544 | 111.1800 | 146.76 | 226,597 | 1991 | 1991 | 0 | 0 | 0 | 15.50 | 84.50 |

1 SNGL FAM – 100% - 2005 Heated Area: 1311 HX Base Yr 2005




96190 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 | | 191,474 |
| TOTAL MARKET OB/XF VALUE | | 5,001 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 281,475 |
| SOH/AGL Deduction | | 158,514 |
| ASSESSED VALUE | | 122,961 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 67,239 |
| TOTAL JUST VALUE | | 281,475 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 262,042 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1226/1652 | 4/30/2004 | WD | Q | I | | 139,900 |
| GRANTOR: CANFIELD KELLY T | | | | | | |
| GRANTEE: GASKIN MARY J | | | | | | |
| 1055/0822 | 5/14/2002 | QC | Q | I | 06 | 100 |
| GRANTOR: CANFIELD KELLY T & DO | | | | | | |
| GRANTEE: CANFIELD KELLY T | | | | | | |

## BUILDING NOTES

## 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 | 847.00 | SF | 5.20 | 5.20 | 100 | 1991 | 1991 | 3 | 59.5 | 2,621 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1991 | 1991 | 3 | 68 | 2,380 | |

## BUILDING DIMENSIONS

BAS=[YR=1993] W50 S27 FGR=[YR=1993] S20 E19 N17 FOP=[YR=1993] E12 N8 W9 S5 W3 S3$ N3 W19$ E22 N5 E9 S5 E7 S1 E6 N1 E6 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 5,001

| 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 | 000100 | C | RES | 100 | 0003 | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS