LOT 79
OTTER RUN PB 5/156

BREWSTER MARIEL
96174 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0079-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

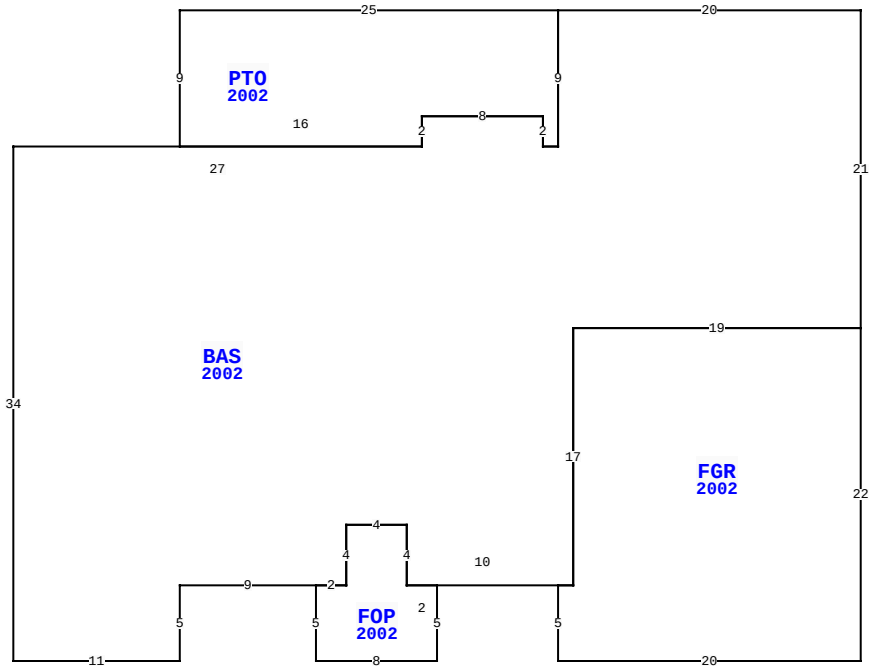
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	2002	1,536	216,157
FGR	423	55	2002	233	32,790
FOP	56	30	2002	17	2,393
PTO	209	5	2002	10	1,407
TOTALS	2,224			1,796	252,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,796	117.8000	155.50	279,278	2002	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2020 Heated Area: 1536 HX Base Yr 2020



96174 OTTER RUN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		252,747
TOTAL MARKET OB/XF VALUE		2,999
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		340,746
SOH/AGL Deduction		122,356
ASSESSED VALUE		218,390
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,668
TOTAL JUST VALUE		340,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/1679	8/15/2022	QC	U	I	11	100
GRANTOR: TREVOR SHELBY						
GRANTEE: BREWSTER MARIEL						
2173/0552	1/26/2018	WD	Q	I	01	220,000
GRANTOR: HANAWALT LINDA A						
GRANTEE: BREWSTER MARIEL & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W20 PTO=[YR=2002] W25 S9 E16 N2 E8 S2 E1 N9$ S9 W1 N2 W8 S2 W27 S34 E11 N5 E9 FOP=[YR=2002] S5 E8 N5 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E10 FGR=[YR=2002] S5 E20 N22 W19 S17 W1$ E1 N17 E19 N21$.

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	721.00	SF	5.20	5.20	100	2002	2002	3	80	2,999	

LAND DESCRIPTION

TOTAL OB/XF 2,999

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