LOT 80
OTTER RUN PB 5/156

ADKINS CHRISTOPHER & JENNIFER/
96154 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

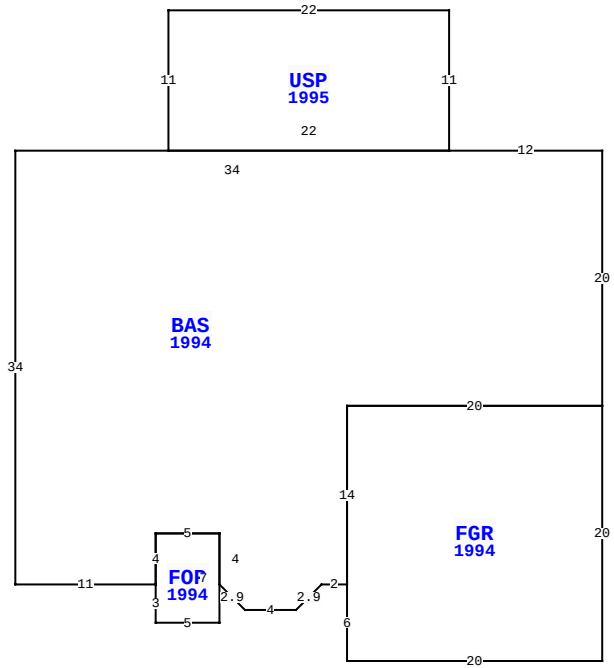
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,276	100	1994	1,276	146,196
FGR	400	55	1994	220	25,206
FOP	35	30	1994	10	1,146
USP	242	30	1995	73	8,364
TOTALS	1,953			1,579	180,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0900	01	1,579	113.8320	150.26	237,261	1994	1996	0	0	10	13.75	76.25

1 SNGL FAM – 100% - 2021 Heated Area: 1276 HX Base Yr 2021



96154 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		180,912
TOTAL MARKET OB/XF VALUE		4,786
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		270,698
SOH/AGL Deduction		88,601
ASSESSED VALUE		182,097
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,375
TOTAL JUST VALUE		270,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007840	REPAIR/RRF	8,975	09/01/2020
94-00847	NEW CONSTR	56,987	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0557	8/31/2020	WD	Q	I	01	185,000
GRANTOR: SMITH JOHN R						
GRANTEE: ADKINS CHRISTOPHER						
1257/1887	9/09/2004	WD	Q	I		150,000
GRANTOR: HAYES RICHARD II & SH						
GRANTEE: SMITH JOHN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W12 USP=[YR=1995] N11 W22 S11 E22 $ W34 S34 E11
FOP=[YR=1994] S3 E5 N7 W5 S4 $ N4 E5 S4 R2 D2 E4 U2 R2
E2 FGR=[YR=1994] S6 E20 N20 W20 S14 $ N14 E20 N20$.

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	1994	1994	3	74	2,590	
2	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	100	1994	1994	3	66	2,196	

LAND DESCRIPTION

TOTAL OB/XF 4,786

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