LOT 81
IN OR 1476/1554
OTTER RUN PB 5/156

CARRION DIANA L
96138 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**40-2N-28-1590-0081-0000**

## NASSAU COUNTY PROPERTY



## 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 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 |

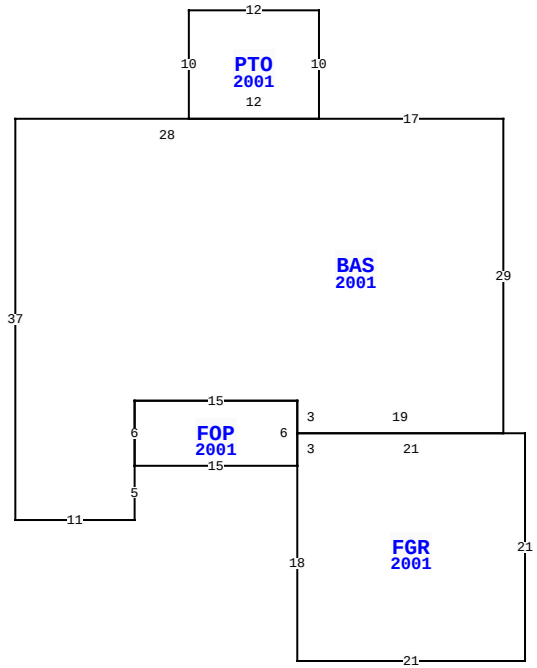
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,348 | 100 | 2001 | 1,348 | 180,409 |
| FGR | 441 | 55 | 2001 | 243 | 32,522 |
| FOP | 90 | 30 | 2001 | 27 | 3,614 |
| PTO | 120 | 5 | 2001 | 6 | 803 |
| TOTALS | 1,999 | | | 1,624 | 217,348 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,624 | 114.2400 | 150.80 | 244,899 | 2001 | 2001 | 0 | 0 | 0 | 11.25 | 88.75 |

1 SNGL FAM – 100% - 2008 Heated Area: 1348 HX Base Yr 2008




96138 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 | | 217,348 |
| TOTAL MARKET OB/XF VALUE | | 3,239 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 305,587 |
| SOH/AGL Deduction | | 172,997 |
| ASSESSED VALUE | | 132,590 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 81,868 |
| TOTAL JUST VALUE | | 305,587 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 281,507 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 007344 | NEW CONSTR | 70,644 | 07/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1476/1554 | 2/05/2007 | WD | Q | I | | 201,000 |
| GRANTOR: VOGELSANG BRIAN | | | | | | |
| GRANTEE: CARRION DIANA L | | | | | | |
| 0984/0970 | 5/03/2001 | WD | Q | I | | 127,000 |
| GRANTOR: TSB OF NASSAU COUNTY | | | | | | |
| GRANTEE: VOGELSANG BRIAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W17 PTO=[YR=2001] N10 W12 S10 E12 $ W28 S37 E11 N5 FOP=[YR=2001] E15 FGR=[YR=2001] S18 E21 N21 W21 S3 $ N6 W15 S6 $ N6 E15 S3 E19 N29 $ .

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,025.00 | SF | 4.00 | 4.00 | 100 | 2001 | 2001 | 3 | 79 | 3,239 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,239

| 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