LOT 1
IN OR 892/1133
OTTER RUN PB 5/156

TAYLOR KIMBERLY
96587 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0001-0000

BUILDING CHARACTERISTICS

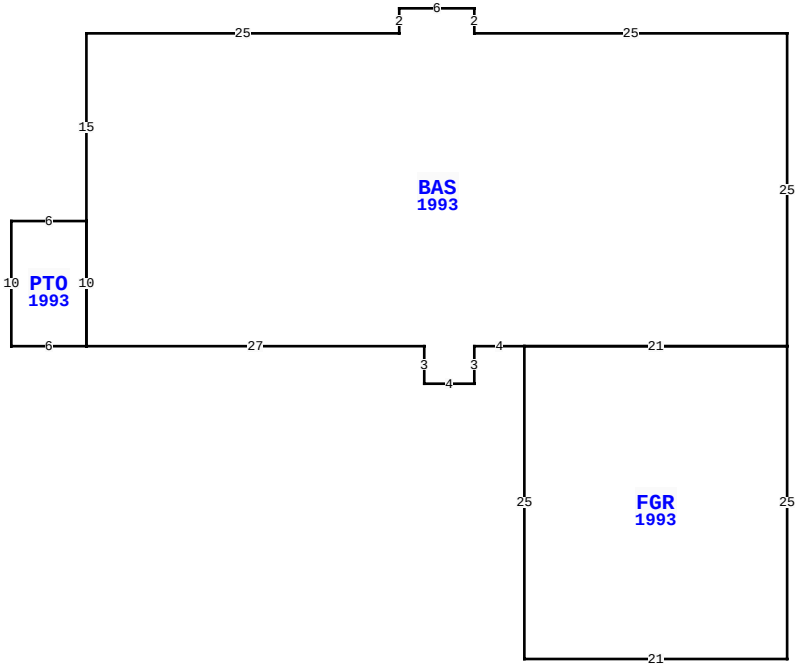
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,424	100	1993	1,424	171,160
FGR	525	55	1993	289	34,737
PTO	60	5	1993	3	361
TOTALS	2,009			1,716	206,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,716	104.3100	144.99	248,803	1988	1988	0	0	0	17.10	82.90

1 SNGL FAM 100% - 2000 Heated Area: 1424 HX Base Yr 2000



96587 OTTER RUN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,258
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		291,258
SOH/AGL Deduction		156,047
ASSESSED VALUE		135,211
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		83,800
TOTAL JUST VALUE		291,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1906021	REPAIR/RRF	18,173	07/01/2019
B0109119	NEW CONSTR	23,750	12/01/2001
4464	NEW CONSTR	51,706	10/28/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2168/0713	12/27/2017	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: TAYLOR KIMBERLY KAY						
2273/1516	9/21/2016	QC	U	I	11	100
GRANTOR: TAYLOR HERBERT T JR						
GRANTEE: TAYLOR KIMBERLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 N2 W6 S2 W25 S15 PTO=[YR=1993] W6 S10 E6 N10$ S10 E27 S3 E4 N3 E4 FGR=[YR=1993] S25 E21 N25 W21$ E21 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS