LOT 6
IN OR 711 PG 1419
OTTER RUN PB 5/156

CARLTON MARK F & JILL A
96015 OTTER COURT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0006-0000

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 90
Interior Floo	08	SHT VINYL 10
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	02	Quality Level 02

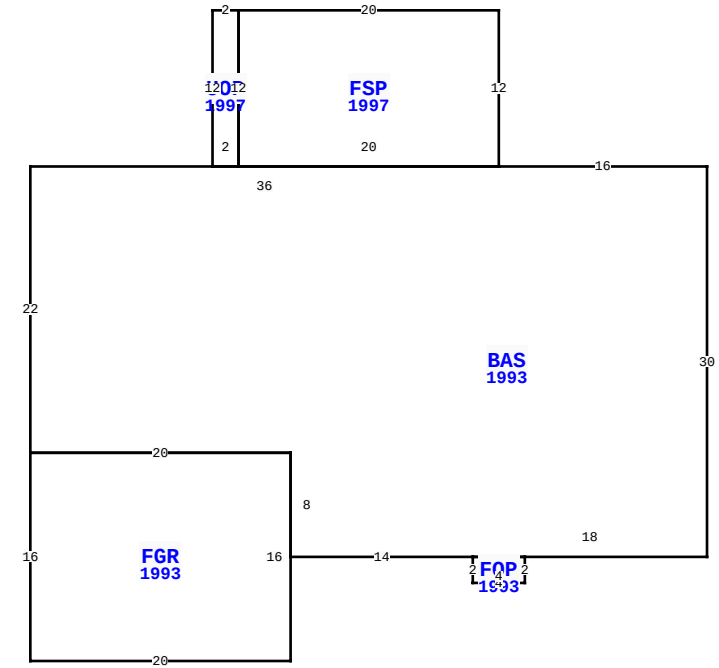
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1993	1,400	170,269
FGR	320	55	1993	176	21,406
FOP	8	30	1993	2	243
FSP	240	40	1997	96	11,675
UOP	24	20	1997	5	608
TOTALS	1,992			1,679	204,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,679	103.5000	143.93	241,658	1992	1992	0	0	0	15.50	84.50

1 SNGL FAM 100% - 1995 Heated Area: 1400 HX Base Yr 1995



96015 OTTER CT, 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		204,201
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		289,201
SOH/AGL Deduction		160,243
ASSESSED VALUE		128,958
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		77,547
TOTAL JUST VALUE		289,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2004237	H/AC	4,550	06/01/2020
973827	ADDITION	0	04/01/1997
7783	NEW CONSTR	55,545	01/21/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0711/1419	8/10/1994	WD	Q	I		74,500
GRANTOR: DUNN STEPHEN & BEVERL						
GRANTEE: CARLTON MARK & JILL						
0674/0125	1/25/1993	WD	Q	I		67,500
GRANTOR: HENNING LAURENCE						
GRANTEE: DUNN STEPHEN & BEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FSP=[YR=1997] N12 W20 UOP=[YR=1997] W2 S12 E2 N12$ S12 E20 $ W36 S22 FGR=[YR=1993] S16 E20 N16 W20$ E20 S8 E14 FOP=[YR=1993] S2 E4 N2 W4$ E18 N30$.

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