LOT 7
OTTER RUN PB 5/156

KENNEDY DAVID M
8 HILL FARM LN
LINCOLN, RI 02865

2026

40-2N-28-1590-0007-0000

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 80
Interior Floo	08	SHT VINYL 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	02	Quality Level 02

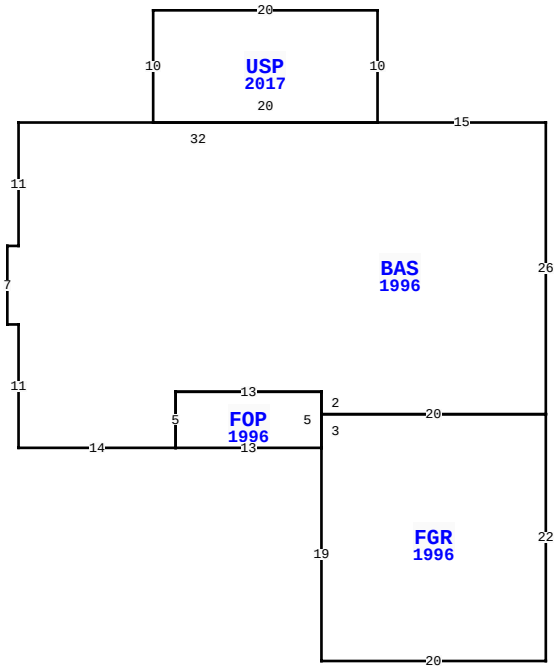
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,245	100	1996	1,245	161,045
FGR	440	55	1996	242	31,304
FOP	65	30	1996	20	2,587
USP	200	30	2017	60	7,761
TOTALS	1,950			1,567	202,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,567	108.5280	150.85	236,382	1996	1996	0	0	0	14.25	85.75

1 SNGL FAM 0% - 2026 Heated Area: 1245 HX Base Yr



96005 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	202,698
TOTAL MARKET OB/XF VALUE	2,660
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	290,358
SOH/AGL Deduction	0
ASSESSED VALUE	290,358
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,358
TOTAL JUST VALUE	290,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963040	NEW CONSTR	52,377	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2851/1055	2/06/2026	WD	Q	I	01	311,000
GRANTOR: NUTTALL ALICE						
GRANTEE: KENNEDY DAVID M						
2765/1938	1/15/2025	WD	U	I	37	310,000
GRANTOR: BOLDUC LORI						
GRANTEE: NUTTALL ALICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W15 USP=[YR=2017] N10 W20 S10 E20$ W32 S11 W1 S7 E1 S11 E14 FOP=[YR=1996] E13 FGR=[YR=1996] S19 E20 N22 W20 S3$ N5 W13 S5$ N5 E13 S2 E20 N26$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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	0	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