LOT 8
IN OR 1916/589
OTTER RUN PB 5/156

GONZALEZ ARNALDO
96002 OTTER CT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
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

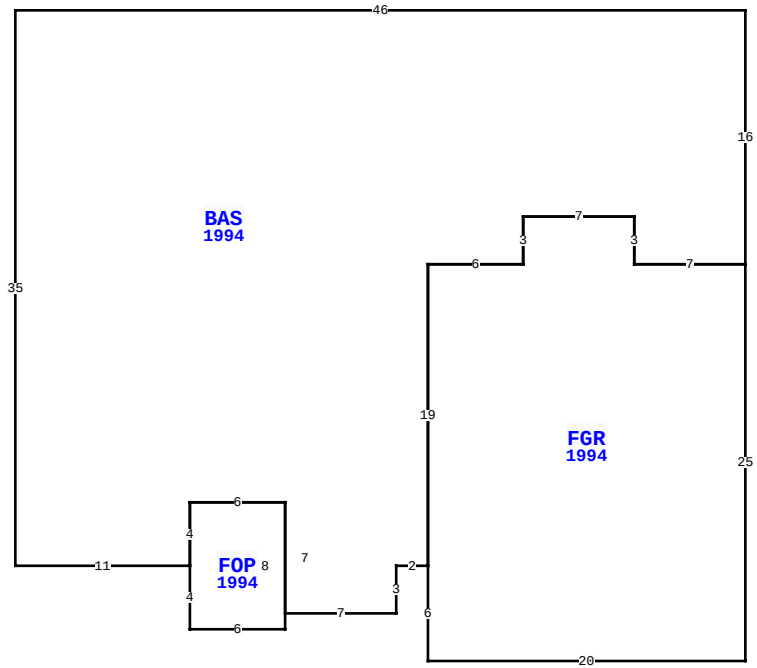
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100	1994	1,206	151,478
FGR	521	55	1994	287	36,049
FOP	48	30	1994	14	1,758
TOTALS	1,775			1,507	189,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,507	106.4931	148.03	223,081	1994	1994	0	0	0	15.15	84.85

1 SNGL FAM 0% - 0 Heated Area: 1206 HX Base Yr



96002 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	189,284
TOTAL MARKET OB/XF VALUE	2,520
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	276,804
SOH/AGL Deduction	6,851
ASSESSED VALUE	269,953
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,953
TOTAL JUST VALUE	276,804
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-01285	NEW CONSTR	51,287	11/29/1994
94 1235	NEW CONSTR	1,800	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1916/0589	4/30/2014	SW	Q	I	01	148,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: GONZALEZ ARNALDO						
1866/1066	7/09/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W46 S35 E11 FOP=[YR=1994] S4 E6 N8 W6 S4$ N4 E6 S7 E7 N3 E2 FGR=[YR=1994] S6 E20 N25 W7 N3 W7 S3 W6 S19$ N19 E6 N3 E7 S3 E7 N16 $.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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