LOT 9 IN OR 805/1487
OTTER RUN PB 5/156

RODRIGUEZ SUSAN
96006 OTTER COURT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0009-0000

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	11	CLAY TILE 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	02	Quality Level 02

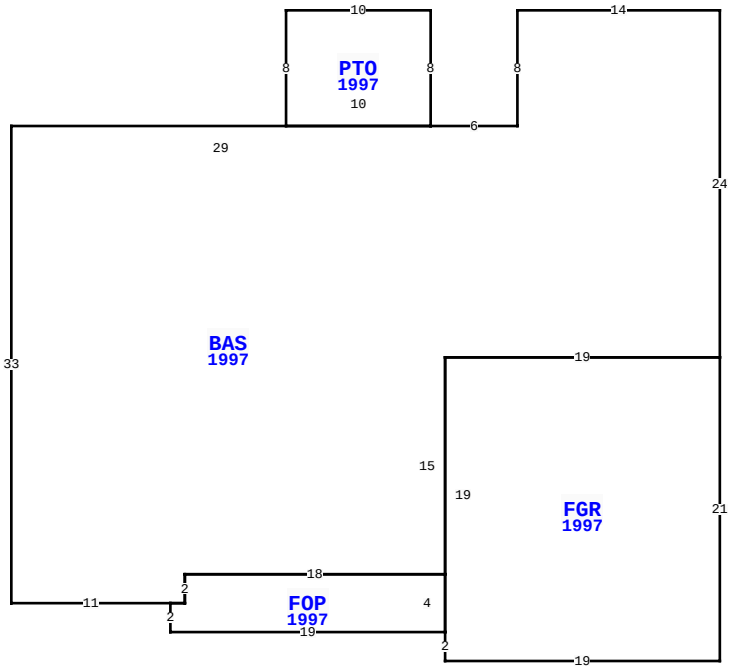
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,370	100	1997	1,370	184,464
FGR	399	55	1997	219	29,487
FOP	74	30	1997	22	2,962
PTO	80	5	1997	4	538
TOTALS	1,923			1,615	217,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,615	112.3071	156.11	252,118	1997	1997	0	0	0	13.75	86.25

1 SNGL FAM 100% - 1998 Heated Area: 1370 HX Base Yr 1998



96006 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		217,452
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		302,452
SOH/AGL Deduction		171,329
ASSESSED VALUE		131,123
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,712
TOTAL JUST VALUE		302,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M972486	H/AC	0	07/01/1997
974013	NEW CONSTR	53,910	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0805/1487	9/09/1997	WD	Q	I		95,800
GRANTOR: ISLAND HOMES BY SEAWA						
GRANTEE: RODRIGUEZ SUSAN						
0798/0735	7/02/1997	WD	U	V	19	20,300
GRANTOR: OTTER RUN PARTNERSHIP						
GRANTEE: ISLAND HOMES BY SEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W14 S8 W6 PTO=[YR=1997] N8 W10 S8 E10 $ W29 S33 E11 FOP=[YR=1997] S2 E19 FGR=[YR=1997] S2 E19 N21 W19 S19 $ N4 W18 S2 W1 $ E1 N2 E18 N15 E19 N24 $.

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