

POWELL TODD K
96417 OTTER RUN DR
FERNANDINA BEACH, FL 32034

40-2N-28-1590-0012-0000

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	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	1,280	100	1994	1,280	158,272
BAS	140	100	2024	140	17,311
FGR	361	55	1994	199	24,607
FOP	10	30	1994	3	371
TOTALS	1,791			1,622	200,559

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,622	104.6520	145.47	235,952	1994	1994	0	0	15.00	85.00

1 SNGL FAM 100% - 1995

Heated Area: 1420

HX Base Yr 1995

BAS 2024

FGR 1994

FOP 1994

BAS 1994

MARKET ADJUSTMENTS

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

04/24/2025 MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						200,559					
TOTAL MARKET OB/XF VALUE						2,520					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						288,079					
SOH/AGL Deduction						151,122					
ASSESSED VALUE						136,957					
TOTAL EXEMPTION VALUE						HX HB 51,411					
BASE TAXABLE VALUE						85,546					
TOTAL JUST VALUE						288,079					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						292,678					

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/1276	4/29/2019	WD	U	I	11	100

GRANTOR: ASTLES MERINDA N F/K/
GRANTEE: POWELL TODD K
0707/1793 6/24/1994 WD Q I 77,500
GRANTOR: SEAWARD HOMES
GRANTEE: POWELL TODD K & MER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=0,0] W12 W14 W2 U2L2 W5 D2L2 W12 S32 E12 N2 E18 N12 E19 N18 \$
FGR=[YR=1994;ORIG=-19,30] S7 E19 N19 W19 S12 \$
FOP=[YR=1994;ORIG=-37,32] E5 N2 W5 S2 \$
BAS=[YR=2024;ORIG=-12,0] W14 N10 E14 S10 \$
.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

TOTAL OB/XF

2,520

REVIEW DATE

04/18/2024 BY NWA

Total Acres: 0.00

Total Land Value: 85,000

Market: 0

Agricultural: 0

Common: 85,000

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