LOT 18
OTTER RUN PB 5/156

HILL WILLIAM D & MELISSA D
96317 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

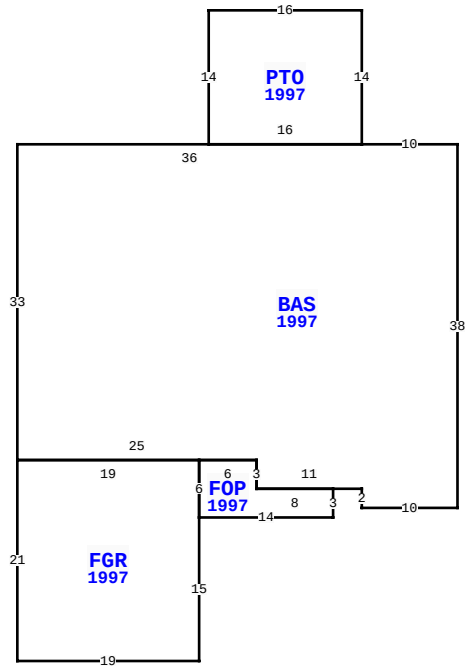
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,601	100	1997	1,601	216,989
FGR	399	55	1997	219	29,682
FOP	60	30	1997	18	2,440
PTO	224	5	1997	11	1,491
TOTALS	2,284			1,849	250,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,849	113.0500	157.14	290,552	1997	1997	0	0	0	13.75	86.25

1 SNGL FAM 100% - 2021 Heated Area: 1601 HX Base Yr 2021



96317 OTTER RUN DR, 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		250,601
TOTAL MARKET OB/XF VALUE		4,735
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		340,336
SOH/AGL Deduction		101,678
ASSESSED VALUE		238,658
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		187,247
TOTAL JUST VALUE		340,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1701500	REPAIR/RRF	9,250	02/24/2017
M972506	H/AC	0	07/01/1997
973850	NEW CONSTR	60,203	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/0967	7/15/2020	WD	Q	I	01	247,800
GRANTOR: QUARTERMAN SHARON ATT						
GRANTEE: HILL WILLIAM D & ME						
2317/0371	11/06/2019	LE	U	I	11	100
GRANTOR: FARMER WALTER FRANKLI						
GRANTEE: QUARTERMAN EDITH SH						

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	
3	1076	TRELLIS A	0	100	16	20	320.00	SF	7.50	7.50	100	2010	2010	3	85	2,040	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W10 PTO=[YR=1997] N14 W16 S14 E16$ W36 S33
FGR=[YR=1997] S21 E19 N15 FOP=[YR=1997] E14 N3 W8 N3 W6 S6$
N6 W19$ E25 S3 E11 S2 E10 N38$.

LAND DESCRIPTION

TOTAL OB/XF 4,735

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