LOT 24
IN OR 767/727
OTTER RUN PB 5/156

BAKER KATHLEEN M
96235 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

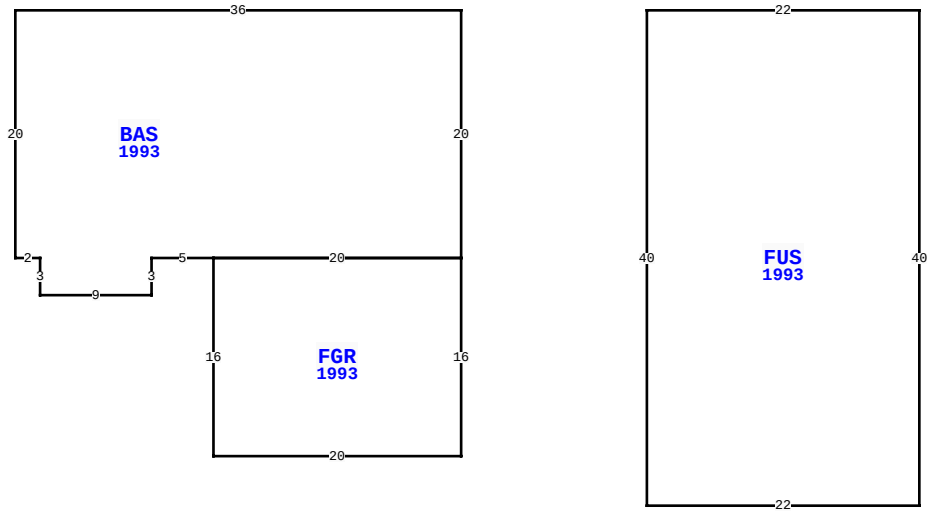
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	747	100	1993	747	92,139
FGR	320	55	1993	176	21,709
FUS	880	100	1993	880	108,544
TOTALS	1,947			1,803	222,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,803	105.6400	146.84	264,753	1990	1990	0	0	0	16.00	84.00

1 SNGL FAM 100% - 1997 Heated Area: 1627 HX Base Yr 1997



96235 OTTER RUN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,393
TOTAL MARKET OB/XF VALUE		702
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		308,095
SOH/AGL Deduction		171,877
ASSESSED VALUE		136,218
TOTAL EXEMPTION VALUE	HX HB DV	61,411
BASE TAXABLE VALUE		74,807
TOTAL JUST VALUE		308,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6121	NEW CONSTR	55,520	11/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0767/0727	8/02/1996	WD	Q	I		90,000
GRANTOR: LORICK WILLIAM B						
GRANTEE: BAKER EUGENE & KATH						
0586/1021	12/22/1989	WD	Q	V		22,000
GRANTOR: OTTER RUN PARTNERSHP						
GRANTEE: LORICK WILLIAM B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S20 E2 S3 E9 N3 E5 FGR=[YR=1993] S16 E20 N16 W20 $ E20 N20 $ PTR= E15 FUS=[YR=1993] E22 S40 W22 N40 $ W15 $.

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	1242	WD DECK A	0	100	27	13	351.00	SF	10.00	10.00	100	1990	1990	3	20	702	

LAND DESCRIPTION

TOTAL OB/XF 702

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