

LOT 30
IN OR 893/639
OTTER RUN PB 5/156

SABATTINI MARK A & CATHERINE A
96135 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	31	HARDIE BRD 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,800	100	1993	1,800	211,784
FGR	380	55	1993	209	24,590
FOP	100	30	1993	30	3,530
FOP	160	30	1993	48	5,648
PTO	130	5	1998	6	706
TOTALS	2,570			2,093	246,258

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0940	SHEDS/PORT	0	100	8	10			80.00
3	0500	FP-PRE FAB	0	100	0	0			1.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,093	100.1756	139.24	291,429	1992	1992	0	0
1 SNGL FAM 100% - 2000 Heated Area: 1800 HX Base Yr 2000									
BLD DATE: 04/24/2025 MLU									

TOTAL OB/XF									
3,385									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 246,258									
TOTAL MARKET OB/XF VALUE 3,385									
TOTAL LAND VALUE - MARKET 85,000									
TOTAL MARKET VALUE 334,643									
SOH/AGL Deduction 183,080									
ASSESSED VALUE 151,563									
TOTAL EXEMPTION VALUE 56,411									
BASE TAXABLE VALUE 95,152									
TOTAL JUST VALUE 334,643									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 338,358									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24785	REMODEL	12,011	06/01/2011
M014981	H/AC	0	04/01/2001
8346	NEW CONSTR	79,056	08/26/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0893/0639	7/30/1999	WD	Q	I		128,000
GRANTOR: BRITTAIN RICHARD E JR						
GRANTEE: SABATTINI MARK A &						
0789/1959	4/10/1997	WD	Q	I		125,000
GRANTOR: HALL TIMOTHY M & CHRI						
GRANTEE: BRITTAIN RICHARD E						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W19 S4 FOP=[YR=1993] W16 PTO=[YR=1998] W13 S10 E13 N10\$ S10 E16 N10\$ S10 W29 S36 E13 FOP=[YR=1993] S6 E16 FGR=[YR=1993] S4 E19 N20 W19 S16\$ N12 W4 S6 W1 S2 W10 N2 W1\$ E1 S2 E10 N2 E1 N6 E4N4 E19 N40\$.									