LOT 32
IN OR 1787/1235
OTTER RUN PB 5/156

SCOTT GEORGE M & LAURA L
96087 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0032-0000

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	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
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

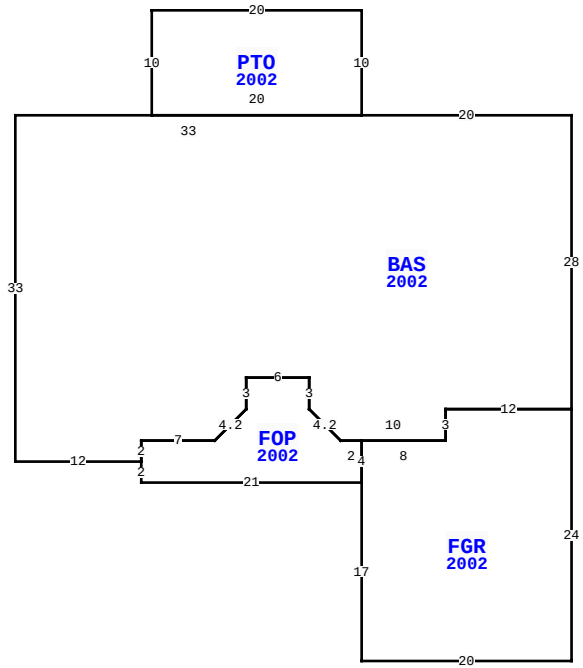
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586	100	2002	1,586	203,282
FGR	456	55	2002	251	32,171
FOP	129	30	2002	39	4,998
PTO	200	5	2002	10	1,282
TOTALS	2,371			1,886	241,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,886	103.8996	144.42	272,376	2002	2002	0	0	0	11.25	88.75

1 SNGL FAM 100% - 2013 Heated Area: 1586 HX Base Yr 2013



96087 OTTER RUN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,734
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		326,734
SOH/AGL Deduction		150,942
ASSESSED VALUE		175,792
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,381
TOTAL JUST VALUE		326,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103697	ROOF	15,000	03/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1787/1235	4/05/2012	WD	Q	I	01	167,000
GRANTOR: BUCHANAN JONATHAN E						
GRANTEE: SCOTT GEORGE M & LA						
1699/1963	9/10/2010	WD	Q	I	02	169,000
GRANTOR: ZIMMERMANN ANDREW F &						
GRANTEE: BUCHANAN JONATHAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W20 PTO=[YR=2002] N10 W20 S10 E20$ W33 S33 E12 FOP=[YR=2002] S2 E21 FGR=[YR=2002] S17 E20 N24 W12 S3 W8 S4$ N4 W2 U3 L3 N3 W6 S3 L3 D3 W7 S2$ N2 E7 U3 R3 N3 E6 S3 D3 R3 E10 N3 E12 N28$.

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