LOT 33
IN OR 642 PG 298
OTTER RUN PB 5/156

DAVIS LINDA
96071 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

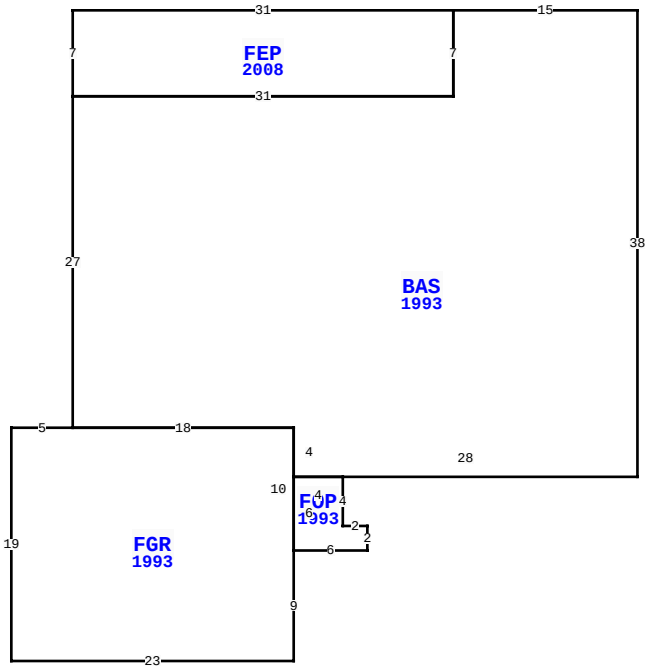
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,459	100	1993	1,459	178,640
FEP	217	80	2008	174	21,304
FGR	437	55	1993	240	29,386
FOP	28	30	1993	8	980
TOTALS	2,141			1,881	230,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,881	104.5513	145.33	273,366	1991	1991	0	0	0	15.75	84.25

1 SNGL FAM 100% - 0 Heated Area: 1459 HX Base Yr 1992



96071 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		230,311
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		317,621
SOH/AGL Deduction		172,964
ASSESSED VALUE		144,657
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,246
TOTAL JUST VALUE		317,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530974	(10) WINDOWS	4,595	08/12/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0642/0298	11/26/1991	WD	Q	I		77,200
GRANTOR: NORTH POINT CONST CO						
GRANTEE: DAVIS LINDA						
0630/0532	7/03/1991	WD	Q	V		15,000
GRANTOR: OTTER RUN PRTNRSHIP						
GRANTEE: NORTH POINT CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FEP=[YR=2008] W31 S7 E31 N7$ S7 W31 S27
FGR=[YR=1993] W5 S19 E23 N9 FOP=[YR=1993] E6 N2 W2 N4 W4 S6$
N10 W18$ E18 S4 E28 N38$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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