

SCATTOLON PATRICIA A
96454 OTTER RUN DR
FERNANDINA BEACH, FL 32034-1156

40-2N-28-1590-0066-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 90			
Exterior Wall	20	FACE BRICK 10			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 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	1,594	100	1994	1,594	186,349
FGR	462	55	1994	254	29,694
FOP	91	30	1994	27	3,156
TOTALS	2,147			1,875	219,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,875	99.8963	138.86	260,362	1994	1994	0	0	15.81	84.19
1 SNGL FAM			0% - 0			Heated Area: 1594			HX Base Yr		

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/24/2025 MLU

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE	219,199
TOTAL MARKET OB/XF VALUE	45,020
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	349,219
SOH/AGL Deduction	25,506
ASSESSED VALUE	323,713
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,713
TOTAL JUST VALUE	349,219
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,022

PERMIT NUM DESCRIPTION AMT ISSUED

9805224	SWIM POOL	16,450	08/01/1998
93-0608	NEW CONSTR	72,435	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	I I	RSN CD	SALE PRICE
1628/0679	7/06/2009	WD Q	I I	01		217,500

GRANTOR: WERLING PAUL J & KARE

GRANTEE: SCATTOLON PATRICIA

1405/0875	4/19/2006	WD Q	I I		235,000
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GRANTOR: MERCER PHILLIP M & MA

GRANTEE: WERLING PAUL J & KA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W37 N2 W14 S28 FGR=[YR=1994] S22 E21 N22 W21 \$ E21 S13 E10 FOP=[YR=1994] S2 E9 N9 W1 N4 W6 S11 W2 \$ E2 N11 E6 S4 E12 N32 \$.

EXTRA FEATURES

L N	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	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
4	0860	POOL/SPA	0	0	14	1.00	UT	50,000.00	50,000.00	100	1998	1998	04	85	42,500	

TOTAL OB/XF 45,020

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	0	0003	RS-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

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