LOT 67
OTTER RUN PB 5/156

HODGES JAN
96438 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0067-0000

BUILDING CHARACTERISTICS

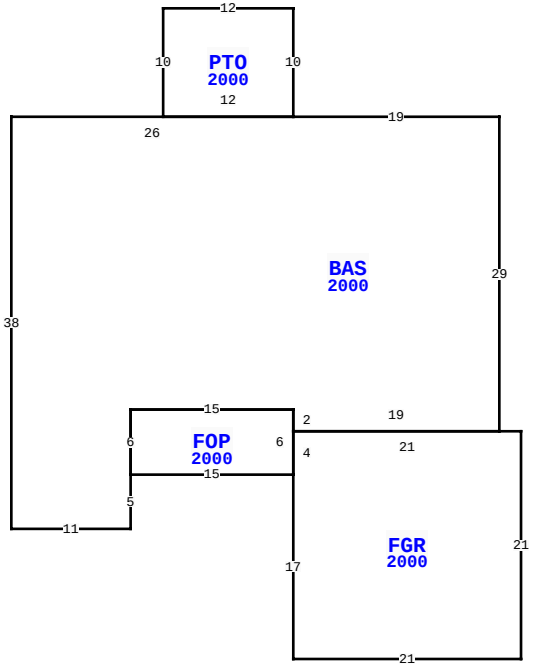
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,374	100	2000	1,374	181,774
FGR	441	55	2000	243	32,148
FOP	90	30	2000	27	3,572
PTO	120	5	2000	6	794
TOTALS	2,025			1,650	218,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,650	108.5280	150.85	248,902	2000	2000	0	0	0	12.30	87.70

1 SNGL FAM 100% - 2022 Heated Area: 1374 HX Base Yr 2022



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

96438 OTTER RUN DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,287
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		306,122
SOH/AGL Deduction		33,970
ASSESSED VALUE		272,152
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		220,741
TOTAL JUST VALUE		306,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
006956	NEW CONSTR	70,644	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2453/0931	4/15/2021	QC	U	I	11	100
GRANTOR: LEGGIO SHIRLEY J						
GRANTEE: HODGES JAN						
1250/0605	8/03/2004	WD	Q	I	01	100
GRANTOR: LEGGIO JAN R & SHIRLE						
GRANTEE: LEGGIO SHIRLEY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W19 PTO=[YR=2000] N10 W12 S10 E12 $ W26 S38 E11 N5 FOP=[YR=2000] E15 FGR=[YR=2000] S17 E21 N21 W21 S4 $ N6 W15 S6 $ N6 E15 S2 E19 N29 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	000134	C	RES POND	100	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 PRINTED 07/09/2026 BY SYS