LOT 71
OTTER RUN PB 5/156

SAYERS SHANNON L L/E/
96358 OTTER RUN DR
FERNANDINA BEACH, FL 32035-1127

2026

40-2N-28-1590-0071-0000

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 60
Interior Floo	11	CLAY TILE 40
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

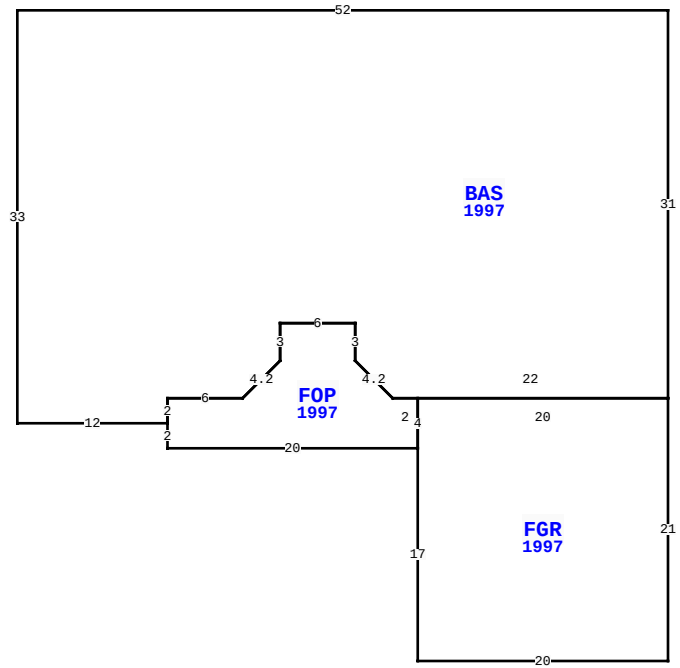
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	1997	1,591	217,780
FGR	420	55	1997	231	31,620
FOP	125	30	1997	38	5,201
TOTALS	2,136			1,860	254,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,860	109.1132	151.67	282,106	1997	2005	0	0	0	9.75	90.25

1 SNGL FAM 100% - 2021 Heated Area: 1591 HX Base Yr 2021



96358 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		254,601
TOTAL MARKET OB/XF VALUE		45,195
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		384,796
SOH/AGL Deduction		116,620
ASSESSED VALUE		268,176
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		216,765
TOTAL JUST VALUE		384,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615531	REPAIR/RRF	6,000	11/22/2016
B17470	ADDITION	12,000	10/31/2006
B9704135	SWIM POOL	8,500	07/01/1997
963251	CHNGE SRVC	0	12/01/1996
963434	NEW CONSTR	60,939	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2518/0103	8/12/2021	LE	U	I	14	100
GRANTOR: SAYERS SHANNON L						
GRANTEE: SAYERS SHANNON L L/						
2402/0606	10/21/2020	WD	Q	I	01	301,000
GRANTOR: LYNCH FAMILY TRUST						
GRANTEE: SAYERS SHANNON L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W52 S33 E12 FOP=[YR=1997] S2 E20 FGR=[YR=1997] S17 E20 N21 W20 S4$ N4 W2 U3 L3 N3 W6 S3 D3 L3 W6 S2$ N2 E6 U3 R3 N3 E6 S3 D3 R3 E22 N31$.

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	1997	1997	3	77	2,695	
3	0860	POOL/SPA	0	100	24	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 45,195

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	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