LOT 73
IN OR 1865/1824
OTTER RUN PB 5/156

SOVICK GEORGE P III & JENNIFER
96330 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

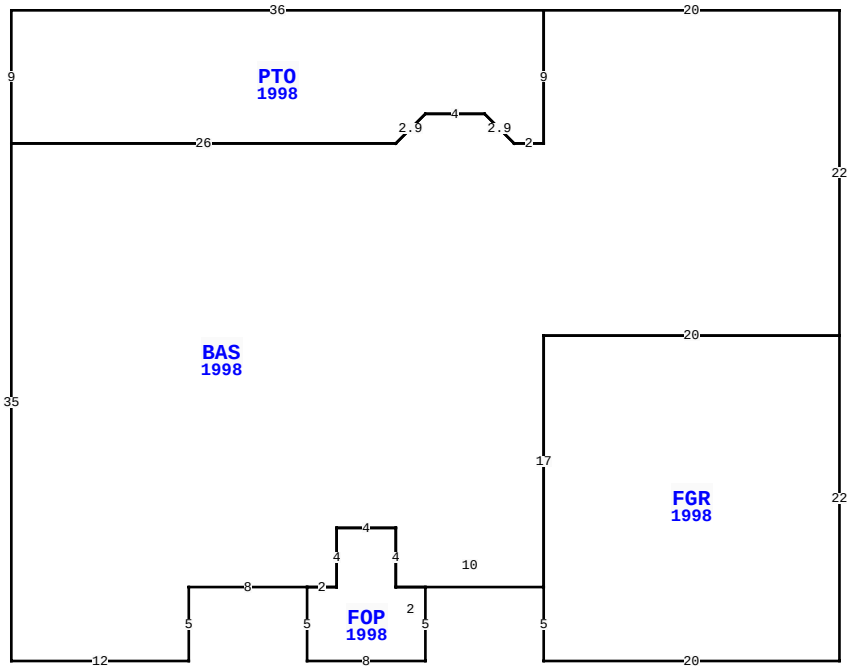
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,576	100	1998	1,576	212,265
FGR	440	55	1998	242	32,594
FOP	56	30	1998	17	2,290
PTO	312	5	1998	16	2,155
TOTALS	2,384			1,851	249,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,851	109.2994	151.93	281,222	1998	2004	0	0	0	11.35	88.65

1 SNGL FAM 100% - 2020 Heated Area: 1576 HX Base Yr 2020



96330 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		249,303
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		337,068
SOH/AGL Deduction		106,447
ASSESSED VALUE		230,621
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		179,210
TOTAL JUST VALUE		337,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615325	REPAIR/RRF	10,000	09/26/2016
B1529853	(14) WINDOWS	5,353	01/23/2015
9805180	NEW CONSTR	73,541	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1865/1824	6/24/2013	WD	Q	I	02	142,000
GRANTOR: WOOTEN ERICA A						
GRANTEE: SOVICK GEORGE P III						
1807/0147	5/08/2012	QC	U	I	11	100
GRANTOR: WOOTEN JUSTIN MICHAEL						
GRANTEE: WOOTEN ERICA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 PTO=[YR=1998] W36 S9 E26 U2 R2 E4 D2 R2 E2 N9 $ S9 W2 U2 L2 W4 D2 L2 W26 S35 E12 N5 E8
FOP=[YR=1998] S5 E8 N5 W2 N4 W4 S4 W2 $ E2 N4 E4 S4 E10
FGR=[YR=1998] S5 E20 N22 W20 S17 $ N17 E20 N22 $.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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	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