LOT 76 IN OR 1104/202
OTTER RUN PB 5/156

SETTLE WILLIAM H & ALICE M
96226 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

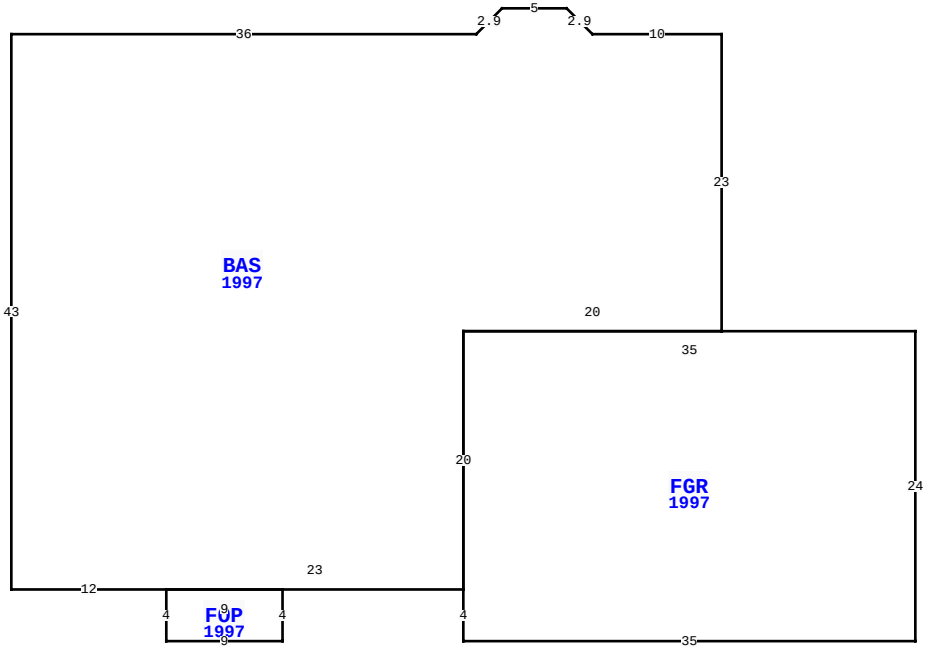
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,979	100	1997	1,979	242,427
FGR	840	55	1997	462	56,595
FOP	36	30	1997	11	1,348
TOTALS	2,855			2,452	300,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,452	99.8640	138.81	340,362	1997	2001	0	0	0	11.75	88.25

1 SNGL FAM 100% - 2004 Heated Area: 1979 HX Base Yr 2004



96226 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		300,369
TOTAL MARKET OB/XF VALUE		42,500
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		427,869
SOH/AGL Deduction		237,403
ASSESSED VALUE		190,466
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,055
TOTAL JUST VALUE		427,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615068	REPAIR/RRF	7,860	06/06/2016
973829	SWIM POOL	12,000	04/01/1997
963517	NEW CONSTR	81,255	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1104/0202	12/30/2002	WD	Q	I		179,000
GRANTOR: TREADWELL KENNA JOY &						
GRANTEE: SETTLE WILLIAM H &						
1104/0201	12/30/2002	QC	Q	I	01	100
GRANTOR: NEUMANN CHAD S						
GRANTEE: NEUMANN KENNA JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W10 U2 L2 W5 D2 L2 W36 S43 E12
FOP=[YR=1997] S4 E9 N4 W9$ E23 FGR=[YR=1997] S4 E35 N24 W35 S20$ N20 E20 N23$.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1996	1996	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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