

GASKIN MARY J
96190 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

40-2N-28-1590-0078-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	03	VINYL 100			
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	1,311	100	1993	1,311	162,154
FGR	380	55	1993	209	25,850
FOP	81	30	1993	24	2,968
TOTALS	1,772			1,544	190,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,544	105.6210	146.81	226,675	1991	1991		0		0 15.75	84.25
1 SNGL FAM 100% - 2005			Heated Area: 1311			HX Base Yr 2005						

BAS
1993

FOP
1993

FGR
1993

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		190,974
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		278,284
SOH/AGL Deduction		152,003
ASSESSED VALUE		126,281
TOTAL EXEMPTION VALUE		HX HB VX 56,411
BASE TAXABLE VALUE		69,870
TOTAL JUST VALUE		278,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,475

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1226/1652	4/30/2004	WD	Q	I		139,900

GRANTOR: CANFIELD KELLY T

GRANTEE: GASKIN MARY J

1055/08225/14/2002QC Q I 06100

GRANTOR: CANFIELD KELLY T & DO

GRANTEE: CANFIELD KELLY T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S27 FGR=[YR=1993] S20 E19 N17 FOP=[YR=1993] E12 N8 W9 S5 W3 S3\$ N3 W19\$ E22 N5 E9 S5 E7 S1 E6 N1 E6 N27\$.

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	000100	C	RES	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