LOT 81
OTTER RUN PB 5/156

CARRION DIANA L L/E/
96138 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0081-0000

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 70
Interior Floo	08	SHT VINYL 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

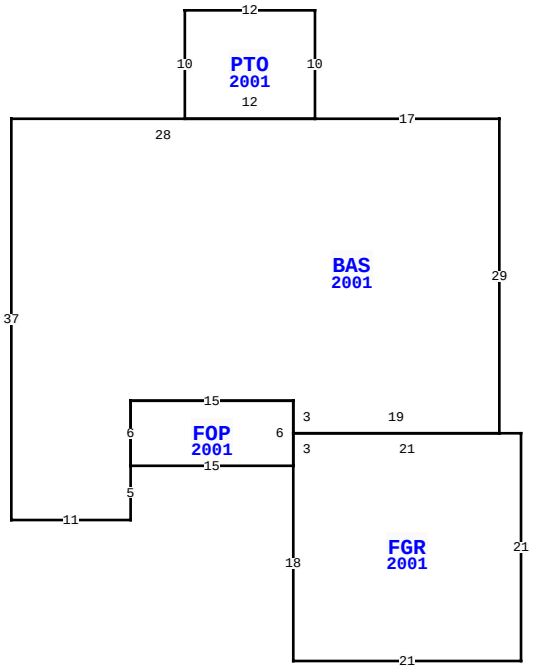
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,348	100	2001	1,348	179,453
FGR	441	55	2001	243	32,350
FOP	90	30	2001	27	3,594
PTO	120	5	2001	6	799
TOTALS	1,999			1,624	216,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,624	108.5280	150.85	244,980	2001	2001	0	0	0	11.75	88.25

1 SNGL FAM 100% - 2008 Heated Area: 1348 HX Base Yr 2008



96138 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		216,195
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		301,195
SOH/AGL Deduction		165,025
ASSESSED VALUE		136,170
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,759
TOTAL JUST VALUE		301,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007344	NEW CONSTR	70,644	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2877/0599	6/24/2026	LE	U	I	11	100
GRANTOR: CARRION DIANA L L/E						
GRANTEE: CARRION-BARBER JESS						
1476/1554	2/05/2007	WD	Q	I		201,000
GRANTOR: VOGELSANG BRIAN						
GRANTEE: CARRION DIANA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W17 PTO=[YR=2001] N10 W12 S10 E12 $ W28 S37 E11 N5 FOP=[YR=2001] E15 FGR=[YR=2001] S18 E21 N21 W21 S3 $ N6 W15 S6 $ N6 E15 S3 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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