

LOT 99
IN OR 925/1871
OTTER RUN PB 5/156

WARE DAVID L
95162 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0099-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	12	CEDAR 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 100			
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			
BUD8 Adjustme	04	DIST 01 100			
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	1,364	100	1993	1,364	168,817
FGR	400	55	1993	220	27,228
FOP	24	30	1993	7	866
FSP	189	40	1999	76	9,406
TOTALS	1,977			1,667	206,318

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,667	109.2500	151.86	253,151	1988	1988	0	0	0 18.50	81.50

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SNGL FAM

100% - 2001

Heated Area: 1364

HX Base Yr 2001

The site map illustrates a property layout with several buildings and their dimensions. The buildings are labeled as follows:

- BAS 1993**: A large rectangular building with a width of 21 and a height of 21. It is located in the upper left portion of the map.
- FGR 1993**: A rectangular building with a width of 20 and a height of 20. It is located in the lower left portion of the map.
- FOP 1993**: A small rectangular building with a width of 3 and a height of 3. It is located in the lower right portion of the map.
- FSP 1999**: A rectangular building with a width of 21 and a height of 21. It is located in the upper right portion of the map.

The map also shows various dimensions for the property segments and the buildings. The dimensions are as follows:

- Property segments: 8, 3, 4, 3, 3, 21, 14, 31, 2, 6, 2, 3, 25, 20, 4, 6, 3, 11, 20, 20.

BLD DATE		LGL DATE	
YE DATE		L AND DATE	04/24/2025