LOT 6
HICKORY RIDGE PBK 2234/596

OLLIGES KELLY A REV TRUST/OLLIGES MATTHEW D TRUSTE
119 TREMONT AVE
FORT THOMAS, KY 41075

2023

00-00-31-1501-0006-0000

BUILDING CHARACTERISTICS

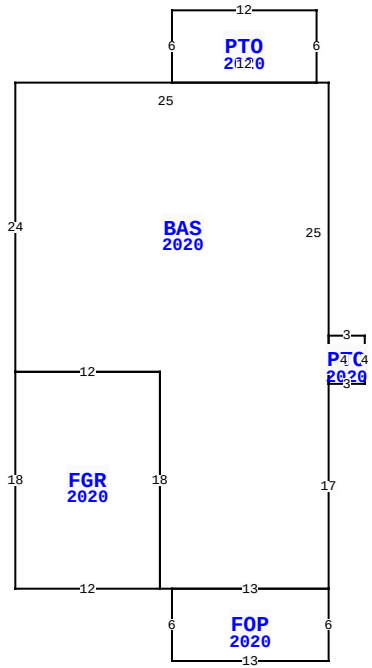
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1022.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	876	100	876	156,578
FGR	216	55	119	21,270
FOP	78	30	23	4,111
PTO	12	5	1	179
PTO	72	5	4	715
TOTALS	1,254		1,023	182,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,023	151.2756	179.64	183,772	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 0 Heated Area: 876 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

608 S 13TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	182,853
TOTAL MARKET OB/XF VALUE	4,273
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	287,126
SOH/AGL Deduction	28,285
ASSESSED VALUE	258,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,841
TOTAL JUST VALUE	287,126
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190449	NEW CONSTR	119,995	08/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/0166	6/02/2021	WD	Q	I	02	320,000
GRANTOR: BARKER JOHN H II & KA						
GRANTEE: OLLIGES KELLY A REV						
2459/1128	5/06/2021	FJ	U	I	11	100
GRANTOR: BARKER JOHN ESTATE						
GRANTEE: BARKER JOHN H II &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W1 PTO=[YR=2020] N6 W12 S6 E12$ W25 S24 FGR=[YR=2020] S18 E12 N18 W12$ E12 S18 E1 FOP=[YR=2020] S6 E13 N6 W13$ E13 N17 PTO=[YR=2020] E3 N4 W3 S4$ N25$.

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
1	0810	CONCRETE A	0	0	0	0	190.00	SF	6.50	6.50	100	2020	2020	3	99	1,223	
2	0855	CONC PAVER	0	0	0	0	224.00	SF	10.00	10.00	100	2020	2020	3	99	2,218	
3	0855	CONC PAVER	0	0	0	0	84.00	SF	10.00	10.00	100	2020	2020	3	99	832	

LAND DESCRIPTION

TOTAL OB/XF 4,273

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	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 05/27/2020 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS