PT BLK 16 & PT ABANDONDED R/W
IN OR 2312/237
OCEAN CITY SUB DBK U/384

MORRISON PAUL O & CAROL L
2812 KENTUCKY AVE
FERNANDINA BEACH, FL 32034-4832

2023

00-00-31-1540-0016-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

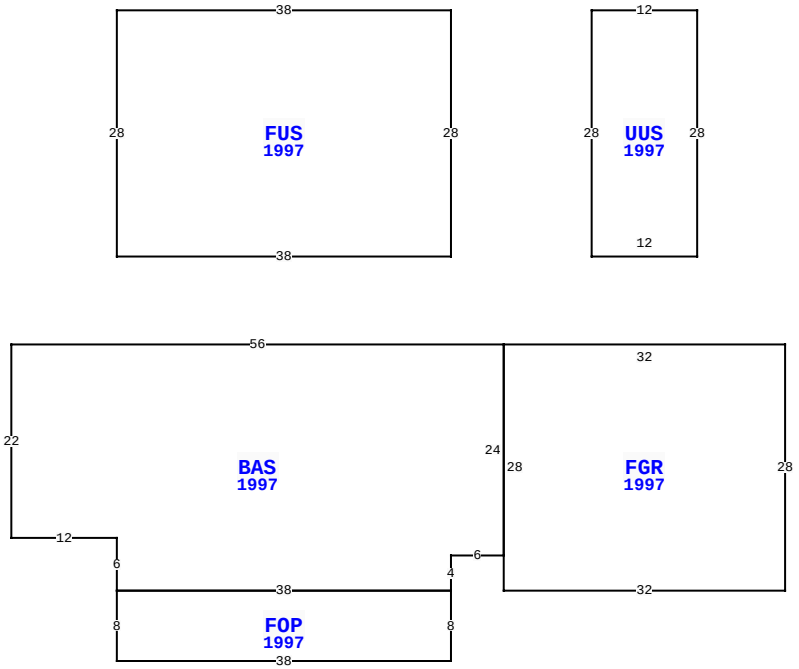
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	1,472	161,512
FGR	896	55	493	54,093
FOP	304	30	91	9,985
FUS	1,064	100	1,064	116,745
UUS	336	50	168	18,434
TOTALS	4,072		3,288	360,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,288	105.2940	125.04	411,132	1997	1997	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 2020 Heated Area: 2536 HX Base Yr 2020



2812 KENTUCKY AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		360,768
TOTAL MARKET OB/XF VALUE		71,832
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		732,600
SOH/AGL Deduction		98,389
ASSESSED VALUE		634,211
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		584,211
TOTAL JUST VALUE		732,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		698,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080541	REROOF W/50YR SHN	10,707	04/02/2008
19990060	GARAGE	1,000	03/26/1999
10499B	SWIM POOL	8,000	05/22/1997
10283B	XFOB	2,500	02/04/1997
102843B	NEW CONSTR	115,000	02/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2312/0237	10/11/2019	WD	Q	I	02	843,000
GRANTOR: LAYNE HOWARD G & AMAN						
GRANTEE: MORRISON PAUL O & C						
1323/1944	6/08/2005	WD	Q	I		650,000
GRANTOR: CHRISTIANSEN JAMES M						
GRANTEE: LAYNE HOWARD G & AM						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1997] W32 BAS=[YR=1997] W56 S22 E12 S6 FOP=[YR=1997] S8 E38 N8 W38 $ E38 N4 E6 N24 $ S28 E32 N28 $ PTR= N10W38 FUS=[YR=1997] N28W38S28 E38$ E38S10$ PTR=W10N10 UUS=[YR=1997] N28 W12 S28 E12 $E10 S10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	100	1997	1997	3	21	8,033	
3	0845	KOOL DECK	0	100	0	0	1,000.00	SF	7.25	7.25	100	1997	1997	3	75	5,438	
4	1131	REINFR 8	0	100	90	5	450.00	SF	9.45	9.45	100	1997	1997	3	93	3,955	
5	0819	CONC 12"	0	100	0	0	74.00	SF	9.50	9.50	100	1997	1997	3	75	527	
6	0810	CONCRETE A	0	100	0	0	2,455.00	SF	6.50	6.50	100	1997	1997	3	75	11,968	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200	
8	0511	GARAGE CB-	0	100	22	20	440.00	SF	40.00	40.00	100	1999	1999	3	79	13,904	
9	0810	CONCRETE A	0	100	90	16	1,440.00	SF	9.75	9.75	100	2000	2000	3	80	11,232	
10	1131	REINFR 8	0	100	315	4	1,260.00	SF	6.30	6.30	100	2004	2004	3	96	7,620	

TOTAL OB/XF 65,712

LAND DESCRIPTION

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	100	0007	R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 03/15/2017 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	1131	REINFR 8	0	100	26	2	52.00	SF	6.30	6.30	100	2004	2004	3	96	314	
12	1131	REINFR 8	0	100	175	5	875.00	SF	6.30	6.30	100	2004	2004	3	96	5,292	
13	0461	IRON FENCE	0	100	17	4	68.00	SF	8.50	8.50	100	2004	2004	3	89	514	

LAND DESCRIPTION

TOTAL OB/XF 6,120

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

REVIEW DATE 03/15/2017 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS