

BLK 16 LOT 8
OCEAN CITY SOUTH PORTION R/P
PBK 2/39

2821 KENTUCKY AVE REALITY LLC
85942 AVANT ROAD
YULEE, FL 32097

2023

00-00-31-1540-0016-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM	MKT AREA	
	01	
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	728	100	728	98,122
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BAL	124	15	19	2,561
DCK	72	10	7	944
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FOP	60	30	18	2,426
STR	52	10	5	674
UOP	28	20	6	809
TOTALS	1,864		1,518	204,599

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	20	18			360.00	SF 6.50	1948
2	0810	CONCRETE A	0	0	10	6			60.00	SF 6.50	1980
3	0810	CONCRETE A	0	0	3	4			12.00	SF 6.50	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAM	0	0007	R-1	100.00	50.00	100.00	FF	1.00

REVIEW DATE 09/25/2018 BY DJX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	1,518	124.5420	148.52	225,453	1948	2003	0	0	9.25	90.75
1 DUPLEX - 0% - 2023											
Heated Area: 1456 HX Base Yr											

2821 KENTUCKY AVE, FERNANDINA BEACH

TOTAL OB/XF											
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Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	204,599		
TOTAL MARKET OB/XF VALUE	672		
TOTAL LAND VALUE - MARKET	225,000		
TOTAL MARKET VALUE	430,271		
SOH/AGL Deduction	0		
ASSESSED VALUE	430,271		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	430,271		
TOTAL JUST VALUE	430,271		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	333,810		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2560/1330	5/04/2022	WD	U	I	11	100	
GRANTOR: O'KELLY LINDA A							
GRANTEE: 2821 KENTUCKY AVENUE							
2557/1688	4/25/2022	WD	Q	I	01	630,000	
GRANTOR: PIWOWARCZYK STEPHEN A							
GRANTEE: O'KELLY LINDA A							

BUILDING NOTES											

BUILDING DIMENSIONS											
APT=[YR=1993] W28 S10 DCK=[YR=2004] W8 S11 E4 N4 E4 N7S S16 E4 DCK=[YR=2004] S6 E6 S3 E4 N9 W10S E24 N26\$ PTR= E10 BAL=[YR=2004] E8 S10 UOP=[YR=2004] E4 APT=[YR=1993] N10 E28 S26 W14 FOP=[YR=2004] S2 STR=[YR=2004] E13 S4 W13 N4\$ S4 W10 N6 E10\$ W14 N16\$ S7 W4 N7\$ S7 W4 N3 W4 N14\$ W10\$.											

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