

BLOCK 16 LOTS 9 & 10 &
ABANDONED R/W PER ORD #95-30
IN OR 2307/404

PRESCOTT KAREN
2815 KENTUCKY AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1540-0016-0090



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY					PAGE 1 of 1					2						
Exterior Wall	10	ABOVE AVG 70		0900	01	4,980	104.5330	124.13	618,167	2013	2013	0	0	0	4.15	95.85	VALUATION BY					STANDARD											
Exterior Wall	15	CONC BLOCK 30		1 SNGL FAM - 100% - 2014										Heated Area: 4388					HX Base Yr 2014					Tax Group: 2					Tax Dist:				
Roof Structure	04	WOOD TRUSS 100												BUILDING MARKET VALUE					592,513														
Roof Cover	12	MODULAR MT 100												TOTAL MARKET OB/XF VALUE					41,785														
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET					282,150														
Interior Floor	12	HARDWOOD 50												TOTAL MARKET VALUE					916,448														
Interior Floor	14	CARPET 50												SOH/AGL Deduction					259,181														
Air Condition	03	CENTRAL 100												ASSESSED VALUE					657,267														
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					HX HB VX 55,000														
Bedrooms	4	100												BASE TAXABLE VALUE					602,267														
Bathrooms	5.5	100												TOTAL JUST VALUE					916,448														
Frame	02	WOOD FRAME 100												NCON VALUE					0														
Stories	3.	3. 100												INCOME VALUE																			
Units	0	100												PREVIOUS YEAR MKT VALUE					885,624														
Occupancy	00	NONE 100																															
Quality		05	Quality Level 05																														
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																													
BAL	28	15	4	476																													
BAS	1,281	100	1,281	152,412																													
FGR	529	55	291	34,623																													
FOP	125	30	38	4,521																													
FOP	160	30	48	5,711																													
FOP	186	30	56	6,663																													
FOP	217	30	65	7,733																													
FOP	217	30	65	7,733																													
FUS	1,394	100	1,394	165,856																													
FUS	1,713	100	1,713	203,811																													
TOTALS	6,212		4,980	592,513																													
EXTRA FEATURES				2815 KENTUCKY AVE, FERNANDINA BEACH																													
L N	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	0812	CONCRETE C	0	100	0	0		1,267.00	SF 4.00		4.00	100	2013	2013	3	95	4,815																
2	1123	CB 8"	0	100	0	0		1,234.00	SF 6.15		6.15	100	2013	2013	3	95	7,210																
3	0465	FNC GT 15'	0	100	0	0		1.00	UT 450.00		450.00	100	2013	2013	3	87	392																
4	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00		2,000.00	100	2013	2013	3	96	1,920																
5	0861	POOL GUNIT	0	100	0	0		348.00	SF 85.00		85.00	100	2014	2014	3	78	23,072																
6	0855	CONC PAVER	0	100	0	0		658.00	SF 7.00		7.00	100	2014	2014	3	95	4,376																