

LOT 103 INCL PT LOTS 113 & 112
(S-1) EX S-1 OF LOT 103
EX PT LOT 113

GRAY RICHARD K LIVING TRUST/GRAY RICHARD KELLY TRU
2159 KETCH CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0103-0000



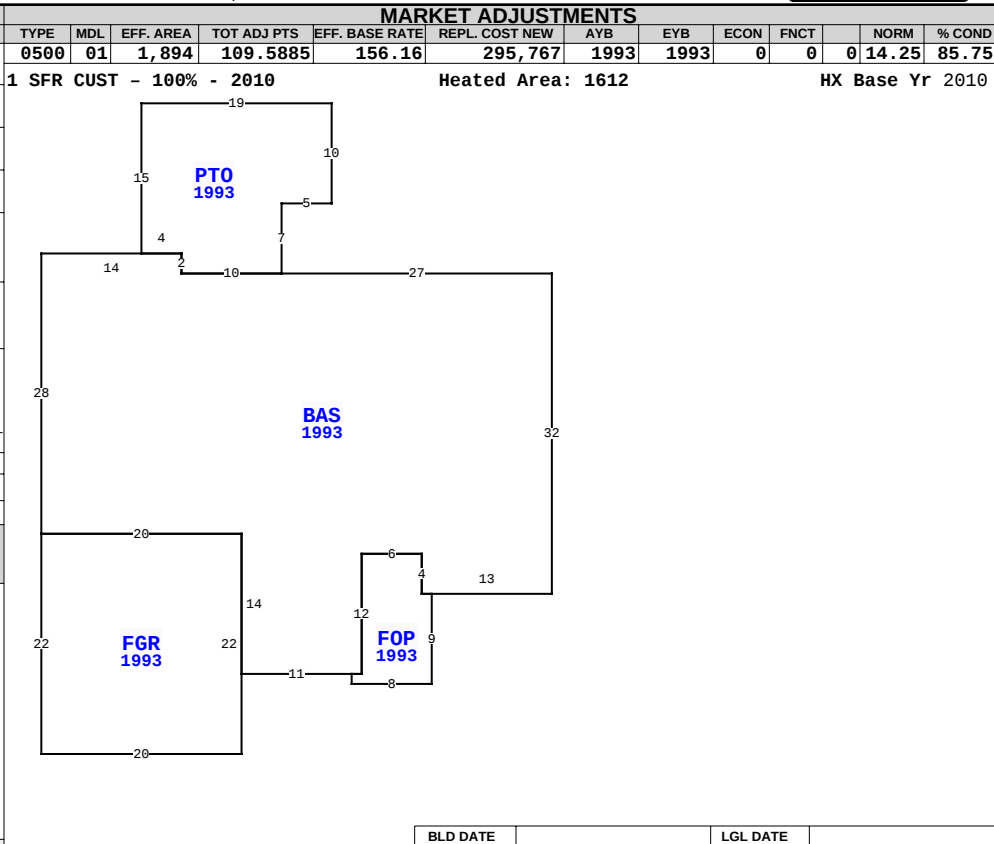
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Wall	08
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0
Occupancy	00

Quality	04
DOR CODE	0100

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1,612	215,858
FGR	440	55	242	32,406
FOP	88	30	26	3,481
PTO	280	5	14	1,874
TOTALS	2,420		1,894	253,620

EXTRA FEATURES	
L N	OB/XF CODE
1	0811
2	0810
3	0500



2159 KETCH CT, FERNANDINA BEACH									XF DATE						LAND DATE	
									INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
624.00	SF	5.20	5.20	100	1993	1993	3	68	2,206							
81.00	SF	6.50	6.50	100	1993	1993	3	68	358							
1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660							

LAND DESCRIPTION										TOTAL OB/XF										5,224	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000.00				
REVIEW DATE		02/22/2017		BY	DJX		Total Acres: 0.00			Total Land Value: 160,000				Market: 0		Agricultural: 0					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		253,620	
TOTAL MARKET OB/XF VALUE		5,224	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		418,844	
SOH/AGL Deduction		199,644	
ASSESSED VALUE		219,200	
TOTAL EXEMPTION VALUE		HX HB WR 55,000	
BASE TAXABLE VALUE		164,200	
TOTAL JUST VALUE		418,844	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		330,503	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121416	ROOF	11,007	07/17/2012
7528	NEW CONSTR	78,950	02/08/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2609/0903	12/19/2022	WD	U	I	11	100	
GRANTOR: GRAY RICHARD K							
GRANTEE: GRAY RICHARD K LIVI							
1205/0189	2/02/2004	WD	Q	I		243,900	
GRANTOR: LANSAW KENNETH & CARO							
GRANTEE: GRAY RICHARD & MARY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W27 PTO=[YR=1993] N7 E5 N10 W19 S15 E4 S2 E10\$ W10 N2 W14 S28 FGR=[YR=1993] S22 E20 N22 W20\$ E20 S14 E11 FOP=[YR=1993] S1 E8 N9 W1 N4W6 S12W1\$ E1 N12 E6 S4 E13 N32\$.									