BLOCK 16 LOT 9
IN OR 846/789
OCEAN CITY SOUTH PORTION R/P

PRESCOTT KAREN
2815 KENTUCKY AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1540-0016-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

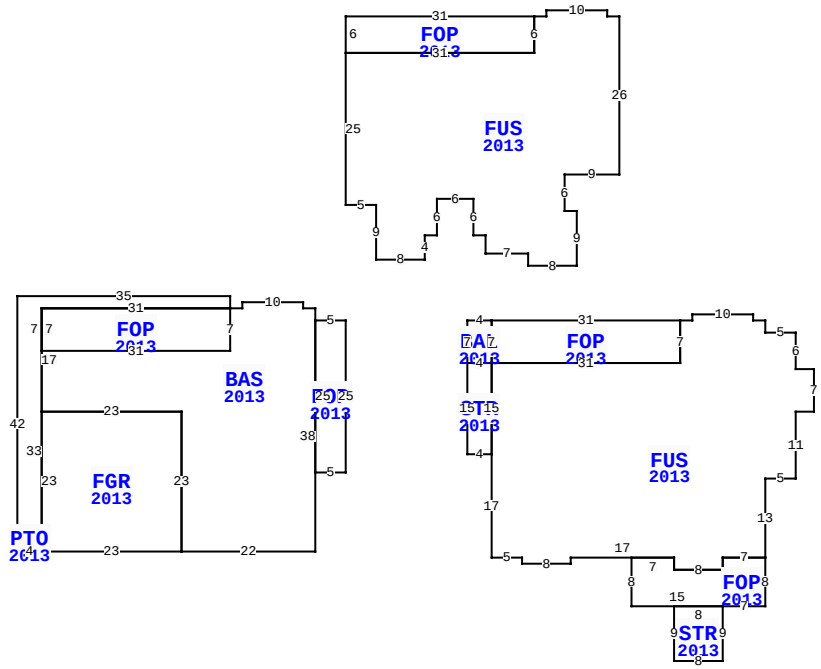
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
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	499
BAS	1,281	100	1,281	159,604
FGR	529	55	291	36,257
FOP	125	30	38	4,734
FOP	160	30	48	5,980
FOP	186	30	56	6,978
FOP	217	30	65	8,099
FOP	217	30	65	8,099
FUS	1,394	100	1,394	173,684
FUS	1,713	100	1,713	213,430
TOTALS	6,212		4,980	620,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,980	104.5330	130.67	650,737	2013	2013	0	0	0	4.65	95.35

1 SNGL FAM – 100% - 2014 Heated Area: 4388 HX Base Yr 2014



** This building has 13 Sub-Areas

2815 KENTUCKY AVE, FERNANDINA BEACH

BLD DATE	10/24/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		620,478
TOTAL MARKET OB/XF VALUE		40,762
TOTAL LAND VALUE - MARKET		147,488
TOTAL MARKET VALUE		808,728
SOH/AGL Deduction		231,219
ASSESSED VALUE		577,509
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		522,509
TOTAL JUST VALUE		808,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		916,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140759	SWIM POOL	15,500	04/17/2014
20121296	BLOCK WALL FENCE	3,000	06/29/2012
20121160	NC SFR	361,330	06/15/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2307/0404	9/23/2019	FJ	U	I	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: PRESCOTT KAREN						
0846/0789	8/26/1998	WD	Q	V		35,000
GRANTOR: PEREZ ANDRE & NOLA						
GRANTEE: PRESCOTT WILLIAM &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] W5 BAS=[YR=2013] N2 W2 N1 W10 S1 W2 PTO=[YR=2013] N2 W35 S42 E4 FGR=[YR=2013] E23 N23 W23 S23$ N33 FOP=[YR=2013] E31 N7 W31 S7$ N7 E31$ W31 S17 E23 S23 E22 N38$ S25 E5 N25 PTR= E20 BAL=[YR=2013] E4 FOP=[YR=2013] E31 FUS=[YR=2013] E2 N1 E10 S1 E2 S2 E5 S6 E3 S7 W3 S11 W5 S13 FOP=[YR=2013] S8 W7 STR=[YR=2013] S9 W8 N9 E8$ W15 N8 E7 S2 E8 N2 E7$ W7 S2 W8 N2 W17 S1 W8 N1 W5 N17 STR=[YR=2013] W4 N15 E4 S15$ N15 E31 N7$ S7 W31 N7$ S7 W4 N7$ W20$ PTR= N50 FOP=[YR=2013] E31 FUS=[YR=2013] E2 N1 E10 S1 E2 S26 W9 S6 E2 S9 W8 N2 W7 N3 W2 N6 W6 S6 W2 S4 W8 N9 W5 N25 E31 N6$ S6 W31 N6 $ S50$.

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	0812	CONCRETE C	0	100	0	0	1,267.00	SF	4.00	4.00	100	2013	2013	3	94	4,764	
2	1123	CB 8"	0	100	0	0	1,234.00	SF	6.15	6.15	100	2013	2013	3	94	7,134	
3	0465	FNC GT 15'	0	100	0	0	1.00	UT	450.00	450.00	100	2013	2013	3	85	383	
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	75	22,185	
6	0855	CONC PAVER	0	100	0	0	658.00	SF	7.00	7.00	100	2014	2014	3	95	4,376	

LAND DESCRIPTION

TOTAL OB/XF 40,762

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	75.00	100.00	75.00	FF		1.00	1.00	0.87	2,250.00	1,966.50	147,488							

REVIEW DATE 10/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 147,488 Market: 0 Agricultural: 0 Common: 147,488 PRINTED 08/06/2024 BY SYS