BLOCK 16 LOT 10 &
PT ABANDONED R/W PER ORD 95-30
IN OR 1888/605

PRESCOTT KAREN
2815 KENTUCKY AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1540-0016-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

KENTUCKY AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	134,662
TOTAL MARKET VALUE	134,662
SOH/AGL Deduction	28,426
ASSESSED VALUE	106,236
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,236
TOTAL JUST VALUE	134,662
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1888/0605	10/31/2013	WD	Q	V	01	60,000
GRANTOR: SLONE DAVID C & MYRA						
GRANTEE: PRESCOTT WILLIAM &						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0007	R-1	63.00	130.00	63.00	FF		1.00	1.00	0.95	2,250.00	2,137.50	134,662							

REVIEW DATE 06/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 134,662 Market: 0 Agricultural: 0 Common: 134,662 PRINTED 08/06/2024 BY SYS