

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

2024

00-00-31-1651-0103-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1049.00		

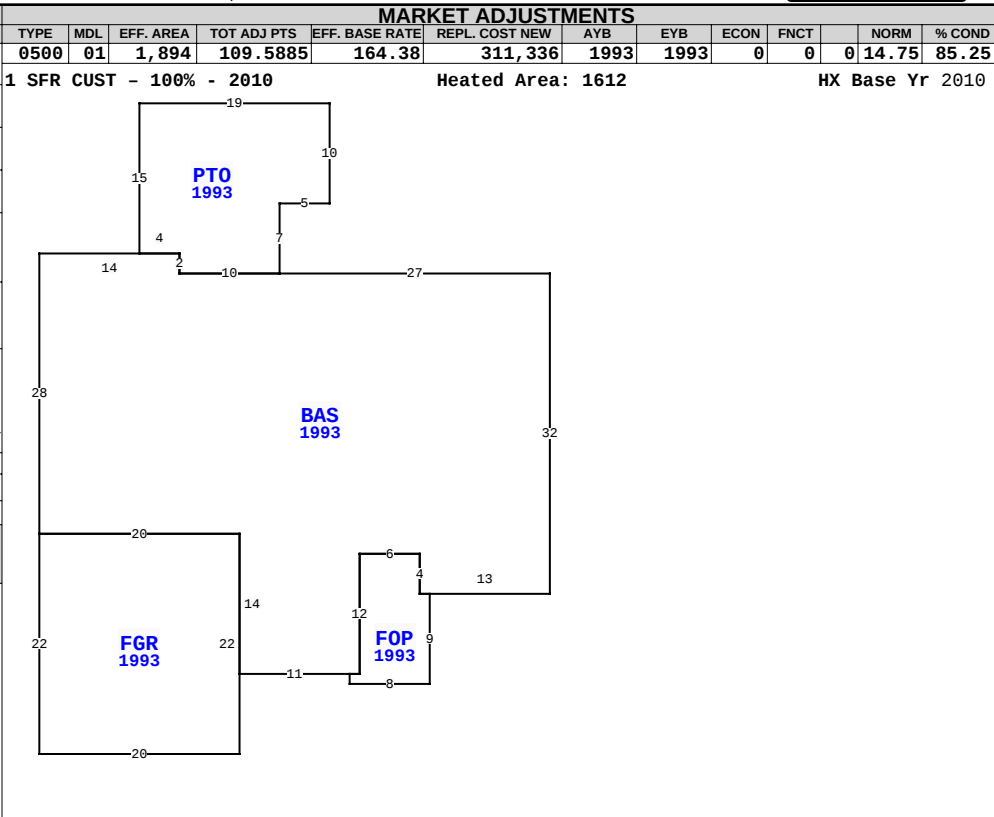
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1,612	225,896
FGR	440	55	242	33,912
FOP	88	30	26	3,644
PTO	280	5	14	1,962

TOTALS	2,420		1,894	265,414
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	39	16	624.00	SF	5.20	5.20
2	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	6.50
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-2	0.00	0.00	1.00

REVIEW DATE	01/12/2024	BY	KBA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,894	109.5885	164.38	311,336	1993	1993	0	0	0 14.75	85.25
TOTAL OB/XF											
5,079											

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

Total Acres:	0.00	Total Land Value:	160,000	Market:	0	Agricultural:	0	Common:	160,000
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									

VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	265,414		
TOTAL MARKET OB/XF VALUE	5,079		
TOTAL LAND VALUE - MARKET	160,000		
TOTAL MARKET VALUE	430,493		
SOH/AGL Deduction	204,717		
ASSESSED VALUE	225,776		
TOTAL EXEMPTION VALUE	HX HB WR 55,000		
BASE TAXABLE VALUE	170,776		
TOTAL JUST VALUE	430,493		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	418,844		

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\$.									