

LASK GEORGE L & AMY L REV LVG TRUST/LASK GEORGE L
4615 WOLFCREEK PKWY
LOUISVILLE, KY 40241

01-6N-29-0201-0046-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 12 CEDAR 100										0500 01 2,249 140.1988 210.30 472,965 1983 2003 0 0 10.00 90.00										Tax Group: 5 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SFR CUST - 0% - 0 Heated Area: 1920 HX Base Yr										BUILDING MARKET VALUE 425,668									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 76,483									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 500,000									
Interior Floo 11 CLAY TILE 80																				TOTAL MARKET VALUE 1,002,151									
Interior Floo 14 CARPET 20																				SOH/AGL Deduction 222,133									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 780,018									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 3 100																				BASE TAXABLE VALUE 780,018									
Bathrooms 3 100																				TOTAL JUST VALUE 1,002,151									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 934,671									
BUD8 Adjustme 05 DIST 1A 100																													
Occupancy 00 NONE 100																													
Quality 06 Quality Level 06																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 10																													
NEIGHBORHOOD/LOC 10001.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,920 100 1,920 363,398																													
FGR 456 55 251 47,507																													
FOP 180 30 54 10,220																													
FSP 60 40 24 4,542																													
TOTALS 2,616 2,249 425,668																													
EXTRA FEATURES										7 BEACH WOOD RD, 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 0861 POOL GUNIT 0 0 0 0 668.00 SF 85.00 85.00 100 1983 1983 3 20 11,356																													
2 0504 FP-ELECTRI 0 0 0 0 1.00 UT 2,000.00 2,000.00 100 1983 1983 3 54 1,080																													
3 0855 CONC PAVER 0 0 0 0 1,816.00 SF 10.00 10.00 100 2019 2019 3 98 17,797																													
4 0857 SANDSTONE/ 0 0 0 0 1,204.00 SF 16.00 16.00 100 2019 2019 3 99 19,071																													
5 0910 SCRNM L 0 0 0 0 1,872.00 SF 15.00 15.00 100 2019 2019 3 86 24,149																													
6 0857 SANDSTONE/ 0 0 0 0 185.00 SF 16.00 16.00 100 2019 2019 3 99 2,930																													
7 0446 BOX FNC 6' 0 0 0 0 25.00 LF 20.00 20.00 100 1983 1983 3 20 100																													
LAND DESCRIPTION										TOTAL OB/XF 76,483																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 RSF-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 500,000.00 500,000.00 500,000																													
REVIEW DATE 07/31/2019 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000																				PRINTED 08/06/2024 BY SYS									