LOT 104
MARSH CREEK VILLAGE 1 PB 4/18

KAHN JOHN EMMANUEL & CATHERINE ANN
257 BEAMS DRIVE
HARRODSBURG, KY 40330

2024

01-6N-29-1300-0104-0000

BUILDING CHARACTERISTICS

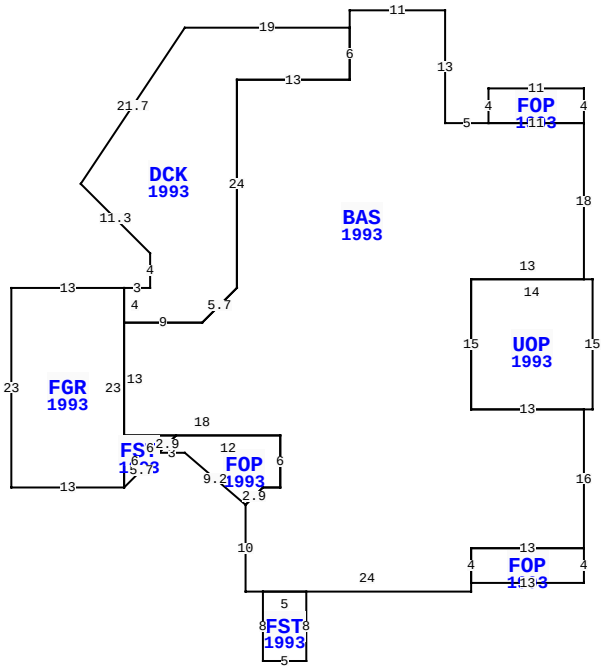
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,241	100	2,241	304,830
DCK	490	10	49	6,666
FGR	299	55	164	22,308
FOP	44	30	13	1,769
FOP	52	30	16	2,176
FOP	65	30	20	2,720
FST	18	55	10	1,360
FST	40	55	22	2,993
UOP	210	20	42	5,713
TOTALS	3,459		2,577	350,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,577	107.0000	160.50	413,608	1982	1990	0	0	0	15.25	84.75

1 SFR CUST – 0% - 2023 Heated Area: 2241 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

13 BELTED KINGFISHER, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	350,533
TOTAL MARKET OB/XF VALUE	11,941
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	812,474
SOH/AGL Deduction	46,857
ASSESSED VALUE	765,617
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	765,617
TOTAL JUST VALUE	812,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	696,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/1170	8/02/2022	WD	Q	I	01	850,000
GRANTOR: DONALDSON ALAN E						
GRANTEE: KAHN JOHN EMMANUEL						
0769/1052	8/28/1996	WD	U	I	08	200,000
GRANTOR: TROWBRIDGE ALLEN H &						
GRANTEE: DONALDSON ALAN E &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W11 S4 BAS=[YR=1993] W5 N13 W11 S2 DCK=[YR=1993] W19 D18 L12 D8 R8 S4 W3 FGR=[YR=1993] W13 S23 E13 FST=[YR=1993] U4 R4 FOP=[YR=1993] E3 D6 R7 U2 R2 E2 N6 W12 D2 L2 $ U2 R2 W6 S6$ N23$ S4 E9 U4 R4 N24 E13 N6$ S6 W13 S24 D4 L4 W9 S13 E18 S6 W2 D2 L2 S10 E2 FST=[YR=1993] S8 E5 N8 W5$ E24 N1 FOP=[YR=1993] E13 N4 W13 S4$ N4 E13 N16 UOP=[YR=1993] E1 N15 W14 S15 E13$ W13 N15 E13 N18 W11$ E11 N4$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	51.5	1,030	
2	1126	CB/STC 8"	0	0	0	0	99.00	SF	8.00	8.00	100	1982	1982	3	38	301	
3	0855	CONC PAVER	1	0	0	0	1,061.00	SF	10.00	10.00	100	2023	2022		100	10,610	

LAND DESCRIPTION

TOTAL OB/XF 11,941

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 04/27/2020 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS