



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	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
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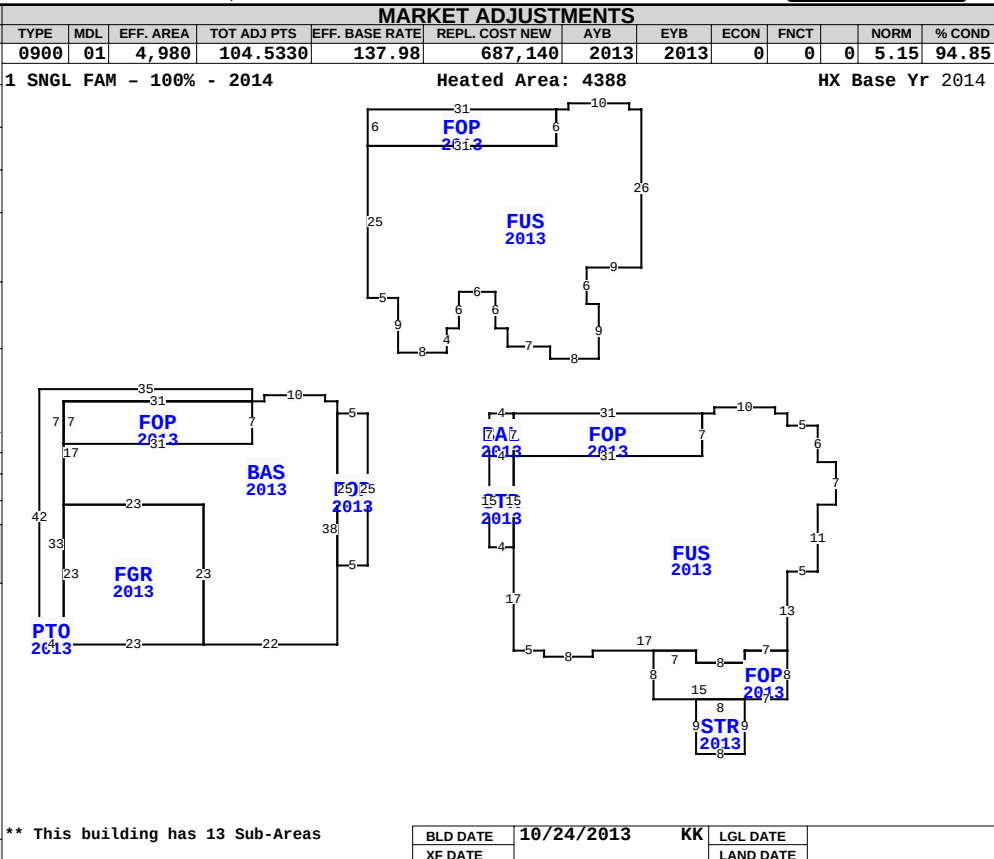
NEIGHBORHOOD/LOC	1042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	28	15	2013	4	524
BAS	1,281	100	2013	1,281	167,649
FGR	529	55	2013	291	38,084
FOP	125	30	2013	38	4,973
FOP	160	30	2013	48	6,282
FOP	186	30	2013	56	7,329
FOP	217	30	2013	65	8,507
FOP	217	30	2013	65	8,507
FUS	1,394	100	2013	1,394	182,438
FUS	1,713	100	2013	1,713	224,187
TOTALS	6,212			4,980	651,752

EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	1,267.00	SF	4.00	4.00	100	2013	2013	3	93	4,713	
2	1123	CB 8"	0	100	0	0	1,234.00	SF	6.15	6.15	100	2013	2013	3	93	7,058	
3	0465	FNC GT 15'	0	100	0	0	1.00	UT	450.00	450.00	100	2013	2013	3	83	374	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	95	1,900	
5	0861	POOL GUNIT	0	100	0	0	348.00	SF	85.00	85.00	100	2014	2014	3	71	21,002	
6	0855	CONC PAVER	0	100	0	0	658.00	SF	7.00	7.00	100	2014	2014	3	94	4,330	

LAND DESCRIPTION			TOTAL OB/XF 39,377														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0007	R-1	75.00	100.00	75.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	375,000



** 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		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		651,752	
TOTAL MARKET OB/XF VALUE		39,377	
TOTAL LAND VALUE - MARKET		375,000	
TOTAL MARKET VALUE		1,066,129	
SOH/AGL Deduction		471,872	
ASSESSED VALUE		594,257	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		538,535	
TOTAL JUST VALUE		1,066,129	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		808,728	

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
2766/122	12/31/2024	WD	U	I	11	100
GRANTOR: PRESCOTT KAREN						
GRANTEE: PRESCOTT KAREN M RE						
2307/0404	9/23/2019	FJ	U	I	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: PRESCOTT KAREN						

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\$.