

W 1511/2 FT OF S 150 FT OF
OUT LOT 142
IN OR 2794/654

BLANCHARD DAVID
325 LAKESHORE DR
PADUCAH, KY 42001

2025

00-00-31-1600-0142-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,498	100	1993	1,498	140,844
FOP	83	30	1993	25	2,351
UBM	806	20	1993	161	15,137
UGR	775	45	1993	349	32,813
TOTALS	3,162			2,033	191,145

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	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	RES	0	0006	R-1	150.00	150.00	150.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,033	120.5400	120.54	245,058	1961	1980		0	0	22.00	78.00
1 SINGLE FAM - 0% - 2025 Heated Area: 1498 HX Base Yr												
28 51 31 21 25 26 4 FOF 1993 31 26 31 26 25 25 UBM 1993 31 25 31 25 25 25 UGR 1993												
16 S 15TH ST, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
										03/25/2024	MLU	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2 Tax Dist:	
BUILDING MARKET VALUE		191,145	
TOTAL MARKET OB/XF VALUE		1,540	
TOTAL LAND VALUE - MARKET		434,700	
TOTAL MARKET VALUE		627,385	
SOH/AGL Deduction		0	
ASSESSED VALUE		627,385	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		627,385	
TOTAL JUST VALUE		627,385	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		619,075	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112235	REPLACE OIL FURNA	3,867	12/19/2011
20004172	ALTER EXIST.PLUMB	0	10/16/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2794/654	6/13/2025	WD	Q	I	01	423,800
GRANTOR: BLANCHARD WILLYNE REV						
GRANTEE: BLANCHARD DAVID						
2716/1443	11/20/2023	SW	U	I	11	100
GRANTOR: BLANCHARD WILLYNE						
GRANTEE: BLANCHARD WILLYNE R						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W51 S28 FOP=[YR=1993] S3 E25 N5 W4 S2 W21 \$ E21 N2 E4 S5 E26 N31\$ PTR= E10 UBM=[YR=1993] E26 UGR=[YR=1993] E25 S31 W25 N31 \$ S31 W26 N31 \$ W10 \$.									