

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

2025

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

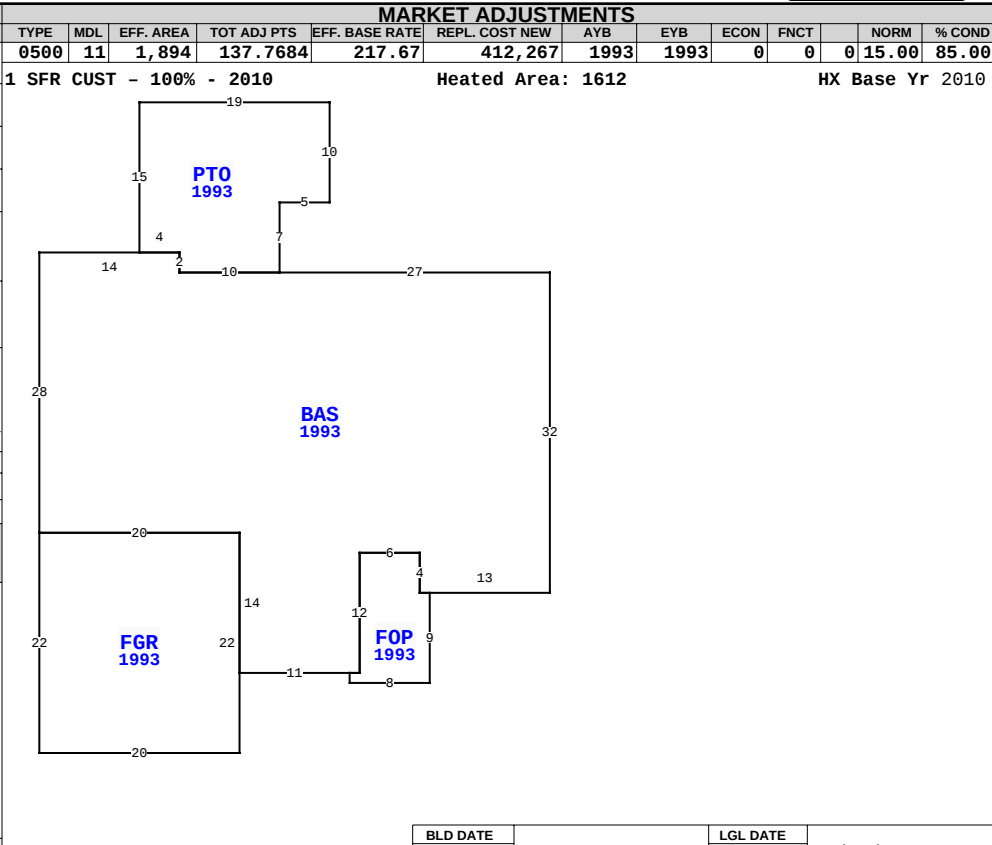
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1049.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1993	1,612	298,251
FGR	440	55	1993	242	44,775
FOP	88	30	1993	26	4,810
PTO	280	5	1993	14	2,590
TOTALS	2,420			1,894	350,427

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20
2	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50
3	0500	FP-PRE FAB	0	100	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	100	0003	R-2	0.00	0.00	1.00



2159 KETCH CT, FERNANDINA BEACH				XF DATE INC DATE						LAND DATE AG DATE		05/01/2025	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
624.00	SF	5.20	5.20	100	1993	1993	3	64	2,077				
81.00	SF	6.50	6.50	100	1993	1993	3	64	337				
1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520				

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					350,427				
TOTAL MARKET OB/XF VALUE					4,934				
TOTAL LAND VALUE - MARKET					180,000				
TOTAL MARKET VALUE					535,361				
SOH/AGL Deduction					303,037				
ASSESSED VALUE					232,324				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					176,602				
TOTAL JUST VALUE					535,361				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					430,493				

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\$.									