BLOCK D S 82 FT OF LOT 1
IN OR 2153/69
OAK GROVE UNIT 1 PB 0/61

MORRIS BRANDON
1590 EMINENCE PIKE
SHELBYVILLE, KY 40065

2026

00-00-30-042B-000D-0012

BUILDING CHARACTERISTICS

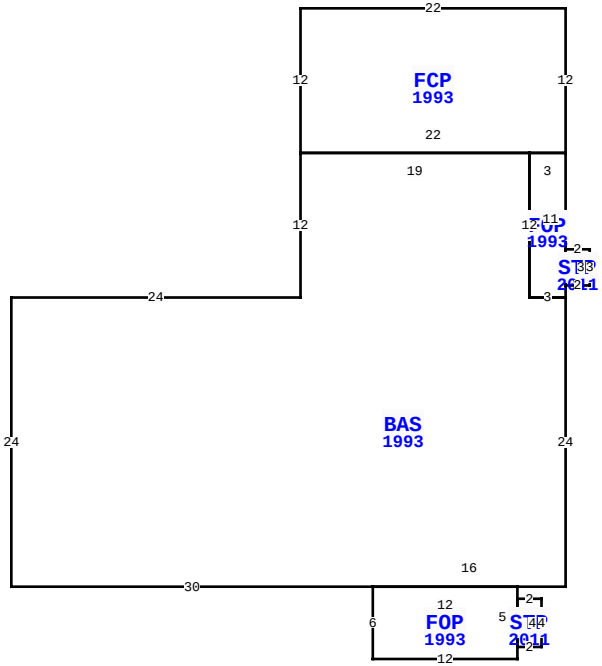
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	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 02
NEIGHBORHOOD/LOC	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100	1993	1,332	124,894
FCP	264	25	1993	66	6,188
FOP	36	30	1993	11	1,031
FOP	72	30	1993	22	2,062
STP	6	10	2011	1	94
STP	8	10	2011	1	94
TOTALS	1,718			1,433	134,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,433	111.2800	116.84	167,432	1955	1975	0	0	0	19.75	80.25

1 SINGLE FAM 0% - 0 Heated Area: 1332 HX Base Yr



1993 PINE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	134,364
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	184,000
TOTAL MARKET VALUE	318,364
SOH/AGL Deduction	97,272
ASSESSED VALUE	221,092
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,092
TOTAL JUST VALUE	318,364
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7202	NEW CONSTR	600	02/07/1991
6962	REMODEL	6,000	01/28/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2153/0069	9/21/2017	WD	Q	I	01	115,000
GRANTOR: WATKINS CLYDE E						
GRANTEE: MORRIS BRANDON						
0805/0696	9/04/1997	WD	Q	I		72,000
GRANTOR: KING SHIRLEY N						
GRANTEE: WATKINS CLYDE E & P						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W22 S12 BAS=[YR=1993] S12 W24 S24 E30
FOP=[YR=1993] S6 E12 N1 STP=[YR=2011] E2 N4 W2 S4 $ N5 W12 $
E16 N24 FOP=[YR=1993] N1 STP=[YR=2011] E2 N3 W2 S3 $ N11 W3
S12 E3 $ W3 N12 W19 $ E22 N12 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	RES	0		RSF-	2100.00	92.00	92.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	184,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 184,000 Market: 0 Agricultural: 0 Common: 184,000 PRINTED 07/09/2026 BY SYS