PT BLK 16 & PT ABANDONDED R/W
IN OR 2312/237
OCEAN CITY SUB DBK U/384

MORRISON PAUL O & CAROL L
2812 KENTUCKY AVE
FERNANDINA BEACH, FL 32034-4832

2026

00-00-31-1540-0016-0011

BUILDING CHARACTERISTICS

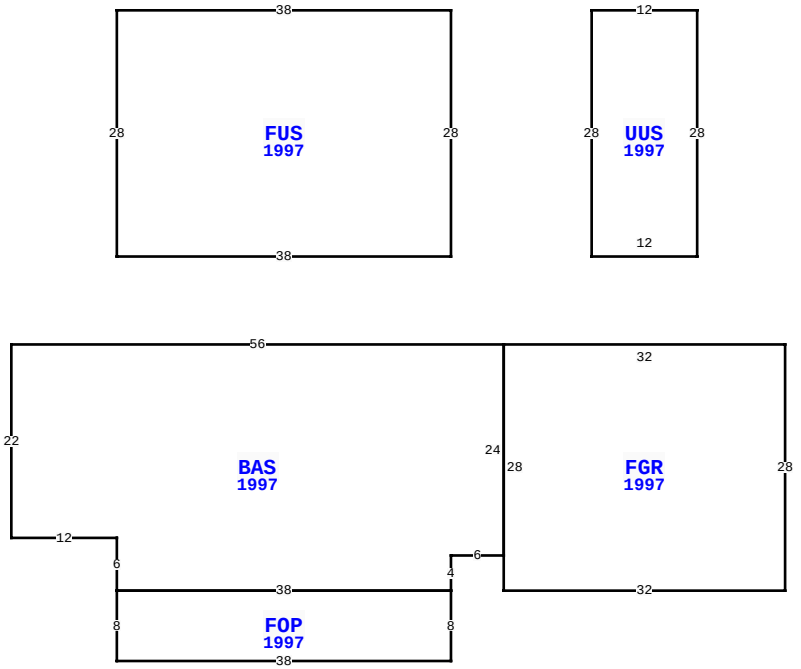
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	1997	1,472	185,819
FGR	896	55	1997	493	62,234
FOP	304	30	1997	91	11,488
FUS	1,064	100	1997	1,064	134,315
UUS	336	50	1997	168	21,207
TOTALS	4,072			3,288	415,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,288	105.2940	146.36	481,232	1997	1997	0	0	0	13.75	86.25

1 SNGL FAM 100% - 2020 Heated Area: 2536 HX Base Yr 2020



2812 KENTUCKY AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		415,063
TOTAL MARKET OB/XF VALUE		83,994
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		799,057
SOH/AGL Deduction		108,727
ASSESSED VALUE		690,330
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		638,919
TOTAL JUST VALUE		799,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		765,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080541	REROOF W/50YR SHN	10,707	04/02/2008
19990060	GARAGE	1,000	03/26/1999
10499B	SWIM POOL	8,000	05/22/1997
10283B	XFOB	2,500	02/04/1997
102843B	NEW CONSTR	115,000	02/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2312/0237	10/11/2019	WD	Q	I	02	843,000
GRANTOR: LAYNE HOWARD G & AMAN						
GRANTEE: MORRISON PAUL O & C						
1323/1944	6/08/2005	WD	Q	I		650,000
GRANTOR: CHRISTIANSEN JAMES M						
GRANTEE: LAYNE HOWARD G & AM						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1997] W32 BAS=[YR=1997] W56 S22 E12 S6 FOP=[YR=1997] S8 E38 N8 W38 $ E38 N4 E6 N24 $ S28 E32 N28 $ PTR= N10W38 FUS=[YR=1997] N28W38S28 E38$ E38S10$ PTR=W10N10 UUS=[YR=1997] N28 W12 S28 E12 $E10 S10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	1997	1997	05	85	51,000	
4	1131	REINFR 8	0	100	90	5	450.00	SF	9.45	9.45	100	1997	1997	3	91	3,870	
5	0819	CONC 12"	0	100	0	0	74.00	SF	9.50	9.50	100	1997	1997	3	70	492	
8	0511	GARAGE CB-	0	100	22	20	440.00	SF	40.00	40.00	100	1999	1999	3	73	12,848	
10	1131	REINFR 8	0	100	315	4	1,260.00	SF	6.30	6.30	100	2004	2004	3	95	7,541	
11	1131	REINFR 8	0	100	26	2	52.00	SF	6.30	6.30	100	2004	2004	3	95	311	
12	1131	REINFR 8	0	100	175	5	875.00	SF	6.30	6.30	100	2004	2004	3	95	5,237	

LAND DESCRIPTION

TOTAL OB/XF 83,994

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	100	0007	R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS