

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

BLANCHARD DAVID
325 LAKESHORE DR
PADUCAH, KY 42001

2026

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	146,942
FOP	83	30	1993	25	2,452
UBM	806	20	1993	161	15,793
UGR	775	45	1993	349	34,234
TOTALS	3,162			2,033	199,421

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	126.57	257,317	1961	1980	0	0	22.50	77.50
1 SINGLE FAM 0% - 2026 Heated Area: 1498 HX Base Yr											
28 51 31 26 21 4 5 25 26 BAS 1993 FOP 1993 31 26 31 25 26 UBM 1993 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		199,421	
TOTAL MARKET OB/XF VALUE		1,470	
TOTAL LAND VALUE - MARKET		434,700	
TOTAL MARKET VALUE		635,591	
SOH/AGL Deduction		0	
ASSESSED VALUE		635,591	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		635,591	
TOTAL JUST VALUE		635,591	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		627,385	

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
2794/654	6/13/2025	WD U	I	30	
GRANTOR: BLANCHARD WILLYNE REV					SALE PRICE
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 \$.									

LAND DESCRIPTION										TOTAL OB/XF										1,470									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	R-1	150.00	150.00	150.00	FF	1	1.15	1.00	1.04	2,800.00	2,898.00	434,700												