BLOCK 186 LOT 6
CITY OF FDNA BEACH

MORRIS BRANDON DEAN
1590 EMINENCE PIKE
SHELBYVILLE, KY 40065

2026

00-00-31-1800-0186-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

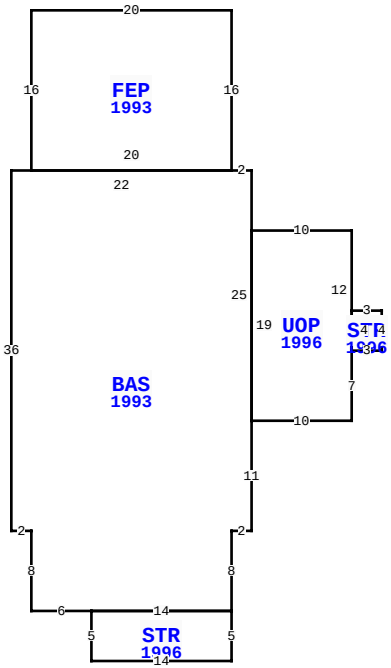
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	01	NONE 100
Interior Floo	08	SHT VINYL 0
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1993	1,024	38,926
FEP	320	80	1993	256	9,732
STR	12	10	1996	1	38
STR	70	10	1996	7	266
UOP	190	20	1996	38	1,445
TOTALS	1,616			1,326	50,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,326	87.2404	91.60	121,462	1940	1940	0	0	30	28.50	41.50

1 SINGLE FAM 0% - 2026 Heated Area: 1024 HX Base Yr



1265 CLINCH DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	50,407
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	250,407
SOH/AGL Deduction	0
ASSESSED VALUE	250,407
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,407
TOTAL JUST VALUE	250,407
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007320	ADD RES BD	90,124	03/24/2026
B230016314	DEMO SHEDS	1,000	12/21/2023
950294	REPAIR/RRF	800	02/01/1995
5923	HOUSEMVING	50	08/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2792/1453	6/04/2025	WD	U	I	37	152,000
GRANTOR: RUSHTON MITCHELL DEE						
GRANTEE: MORRIS BRANDON DEAN						
1906/1725	2/10/2014	QC	U	I	11	100
GRANTOR: RUSHTON MITCHELL D						
GRANTEE: RUSHTON MITCHELL DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FEP=[YR=1993] N16W20S16 E20$ W22 S36 E2 S8 E6 STR=[YR=1996] S5E14N5W14$ E14N8E2N11 UOP=[YR=1996] E10N7 STR=[YR=1996] E3N4W3S4 $ N12W10S19$ N25$.

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	0006	RSF-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000							

REVIEW DATE 06/03/2026 BY HS Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS