LOT 1
IN OR 1923/368
ISLAND BLUFF SUB PB 5/92

SCHUSTER DANIEL J & TIMOTHEA C
1696 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-031B-0001-0000

BUILDING CHARACTERISTICS

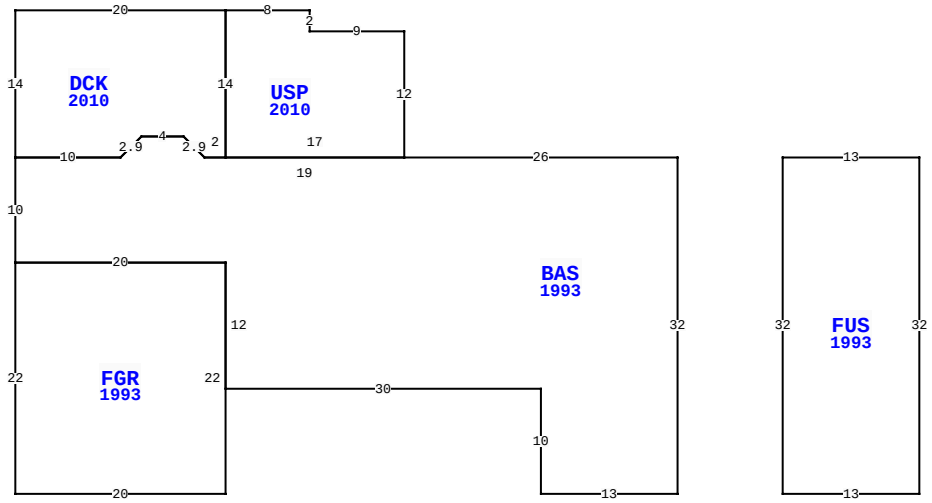
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	166,392
DCK	268	10	27	3,488
FGR	440	55	242	31,263
FUS	416	100	416	53,741
USP	220	30	66	8,526
TOTALS	2,632		2,039	263,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,039	125.5478	149.09	303,995	1987	1995	0	0	0	13.35	86.65

1 SNGL FAM – 100% - 2015 Heated Area: 1704 HX Base Yr 2015



1696 BLUE HERON LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		263,412
TOTAL MARKET OB/XF VALUE		5,481
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		443,893
SOH/AGL Deduction		241,253
ASSESSED VALUE		202,640
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		147,640
TOTAL JUST VALUE		443,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002089	ADDITION	1,700	02/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1923/0368	6/03/2014	SW	U	I	18	156,200
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: SCHUSTER DANIEL J &						
1912/1022	4/11/2014	SW	U	I	11	100
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 USP=[YR=2010] N12 W9 N2 W8 DCK=[YR=2010] W20 S14 E10 U2 R2 E4 D2 R2 E2 N14$ S14 E17$ W19 U2 L2 W4 D2 L2 W10 S10 FGR=[YR=1993] S22 E20 N22 W20 $ E20 S12 E30 S10 E13 N32 $ PTR= E10 FUS=[YR=1993] E13 S32 W13 N32 $ W10 $.

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	0810	CONCRETE A	0	100	48	16	798.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,827	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
3	0810	CONCRETE A	0	100	0	0	117.00	SF	6.50	6.50	100	1987	1987	3	54.5	414	

LAND DESCRIPTION

TOTAL OB/XF 5,481

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	SFR	100	0006	RS-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 08/02/2022 BY DJX Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS