

LOT 2
IN OR 1060/360
ISLAND BLUFF SUB PB 5/92

WOODS CHRISTY D
1698 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-031B-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	07	CORK/VTILE 20
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	05	DIST 1A 100
Occupancy	00	NONE 100

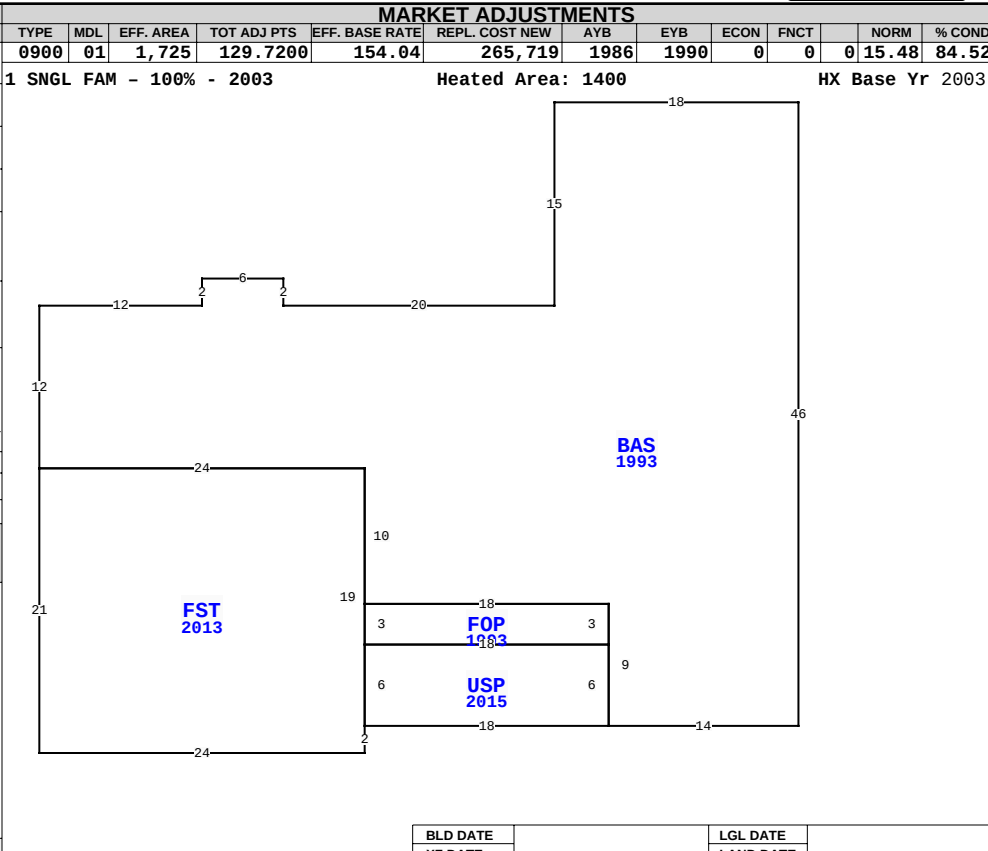
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	182,272
FOP	54	30	16	2,083
FST	504	55	277	36,064
USP	108	30	32	4,166
TOTALS	2,066		1,725	224,586

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	52	16	832.00	SF	6.50	6.50	100	1986
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986
3	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	1986
4	1242	WD DECK A	0 100	0	0	468.00	SF	13.50	13.50	100	1986
5	0810	CONCRETE A	0 100	0	0	150.00	SF	6.50	6.50	100	1986

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	UT	



TOTAL OB/XF											
6,807											

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6,807											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
224,586											
TOTAL MARKET OB/XF VALUE											
6,807											
TOTAL LAND VALUE - MARKET											
175,000											
TOTAL MARKET VALUE											
406,393											
SOH/AGL Deduction											
244,382											
ASSESSED VALUE											
162,011											
TOTAL EXEMPTION VALUE											
50,000											
BASE TAXABLE VALUE											
112,011											
TOTAL JUST VALUE											
406,393											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
418,403											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212815	REPAIR/RRF	0	03/01/2021
B1530593	SCRNROOM	2,297	06/01/2015
R980815	REPAIR/RRF	0	03/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1060/0360	6/05/2002	WD	Q	I		162,800
GRANTOR: WHITAKER DAVID B & JE						
GRANTEE: WOODS CHRISTY DINKI						
0596/0418	5/02/1990	WD	Q	I		89,000
GRANTOR: GARNER DAVID & SUELL						
GRANTEE: WHITAKER DAVID & J						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W18 S15 W20 N2 W6 S2 W12 S12 FST=[YR=2013] S21 E24 N2 USP=[YR=2015] E18 N6 FOP=[YR=1993] N3 W18 S3 E18\$ W18 S6\$ N19 W24 \$ E24 S10 E18 S9 E14 N46 \$.											