

LOT 3 IN OR 861/155
ISLAND BLUFF SUB PB 5/92

PAOLILLO FRANK J & CHRISTINA
1702 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-031B-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	1,075	100	1,075	138,836
FGR	611	55	336	43,394
FOP	246	30	74	9,557
FUS	984	100	984	127,083

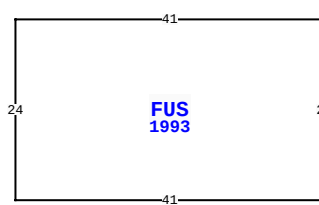
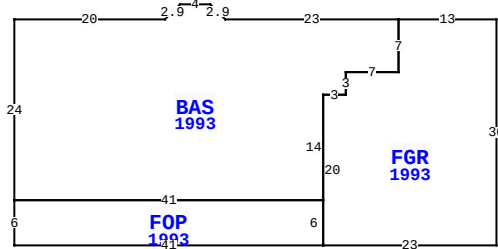
TOTALS	2,916		2,469	318,869
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	100	0	0	1,340.00	SF	6.50
4	1242	WD DECK A	0	100	28	15	420.00	SF	11.00
5	1242	WD DECK A	0	100	3	60	180.00	SF	10.00
6	0810	CONCRETE A	0	100	3	7	21.00	SF	6.50
7	0810	CONCRETE A	0	100	3	2	6.00	SF	6.50

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

REVIEW DATE 01/19/2018 BY DJX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,469	127.9536	151.94	375,140	1992	1992	0	0	0 15.00	85.00
1 SNGL FAM - 100% - 1999						Heated Area: 2059			HX Base Yr 1999		



1702 BLUE HERON LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF 8,629

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	175,000.00	175,000.00	175,000

Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	318,869
TOTAL MARKET OB/XF VALUE	8,629
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	502,498
SOH/AGL Deduction	332,058
ASSESSED VALUE	170,440
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	120,440
TOTAL JUST VALUE	502,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	523,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6924	NEW CONSTR	86,955	01/08/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0861/0155	12/31/1998	WD Q	Q	I	
GRANTOR: MILLER LYLE T SR & PA					SALE PRICE 146,500
GRANTEE: PAOLILLO FRANK J &					
0608/1282	10/03/1990	WD Q	Q	V	
GRANTOR: TRAWICK MATTHEW & P					23,000
GRANTEE: MILLER LYLE SR & PA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W13 BAS=[YR=1993] W23 U2 L2 W4 D2 L2 W20 S24 FOP=[YR=1993] S6 E41 N6 W41\$ E41 N14E3 N3 E7 N7 \$ S7 W7S3 W3 S20 E23 N30\$ PTR= E15 FUS=[YR=1993] E41 S24 W41 N24\$ W15\$.									

Common: 175,000 PRINTED 08/02/2023 BY SYS