

LOT 5
L/E OR 1843/1216
ISLAND BLUFF SUB PB 5/92

FEENER GEORGE F L/E
S DIANE DAVIS & ERNEST DAVIS &, CLYDE W DAVIS & MARGARET DAVIS
FERNANDINA BEACH, FL 32034

2023

00-00-30-031B-0005-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20
Exterior Wall	05
Roof Structure	03
Roof Cover	03
Interior Wall	05
Interior Floor	14
Interior Floor	11
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	03
Stories	1.
Units	0
Occupancy	00

Quality	06
DOR CODE	0100

MAP NUM	MKT AREA	02
---------	----------	----

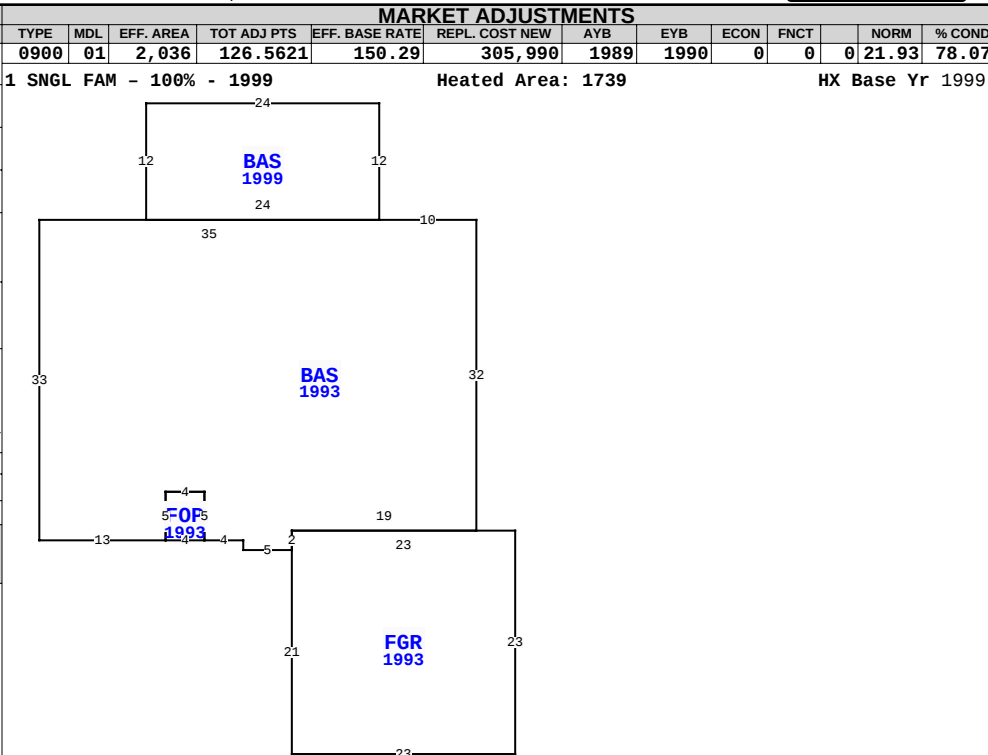
NEIGHBORHOOD/LOC	2009.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,451	100	1,451	170,248
BAS	288	100	288	33,792
FGR	529	55	291	34,143
FOP	20	30	6	704

TOTALS	2,288	2,036	238,886
--------	-------	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	1,022.00	SF	6.50	6.50	
3	1242	WD DECK A	0	100	4	7	28.00	SF	10.00	10.00	
4	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	
5	0912	SCRN RM G	0	100	12	10	120.00	SF	20.00	20.00	

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



1706 BLUE HERON LN, FERNANDINA BEACH

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

TOTAL OB/XF												7,469
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
RS-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	175,000.00	175,000.00	:	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	238,886		
TOTAL MARKET OB/XF VALUE	7,469		
TOTAL LAND VALUE - MARKET	175,000		
TOTAL MARKET VALUE	421,355		
SOH/AGL Deduction	268,471		
ASSESSED VALUE	152,884		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	97,884		
TOTAL JUST VALUE	421,355		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	436,964		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E99-6042	REMODEL	500	07/17/1999
B996174	ADDITION	16,160	07/16/1999
M99-3865	H/AC	110	07/16/1999
5344	NEW CONSTR	53,873	12/02/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1843/1216	3/01/2013	WD	U	I	30
GRANTOR: FEENER GEORGE F & BET					
GRANTEE: DAVIS S DIANE & ERN					
0869/1935	3/01/1999	WD	U	I	07
GRANTOR: CHANNELL ROY L & MARY					
GRANTEE: FEENER GEORGE F & B					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W10 BAS=[YR=1999] N12 W24 S12 E24 \$ W35 S33 E13 FOP=[YR=1993] E4 N5 W4 S5 \$ N5 E4 S5 E4 S1 E5 FGR=[YR=1993] S21 E23 N23 W23 S2 \$ N2 E19 N32 \$.											