

LOT 6
IN OR 1922/427
ISLAND BLUFF SUB PB 5/92

GERRARD JENNIFER LOU &/DOGAR NAEEM
1708 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-031B-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,110	100	1,110	143,287
FGR	273	55	150	19,363
FOP	15	30	4	516
FUS	576	100	576	74,355
TOTALS	1,974		1,840	237,522

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 50	77	16	1,232.00	SF	6.50	6.50	100	1988
2	0810	CONCRETE A	0 50	29	3	87.00	SF	6.50	6.50	100	1988
3	0500	FP-PRE FAB	0 50	0	0	1.00	UT	3,500.00	3,500.00	100	1988
4	0940	SHEDS/PORT	0 50	12	12	144.00	SF	30.00	30.00	100	2000

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	50		RS-2	0.00	0.00	1.00	UT	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,840	129.0300	153.22	281,925	1988	1988	0	0	0	15.75	84.25	
1 SNGL FAM - 50% - 2015 Heated Area: 1686 HX Base Yr 2015													

1708 BLUE HERON LN, FERNANDINA BEACH											
TOTAL OB/XF 8,061											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		237,522	
TOTAL MARKET OB/XF VALUE		8,061	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		420,583	
SOH/AGL Deduction		114,547	
ASSESSED VALUE		306,036	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		256,036	
TOTAL JUST VALUE		420,583	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		431,645	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4991	NEW CONSTR	56,609	06/24/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1922/0427	5/28/2014	SW	U	I	12	150,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: DOGAR NAEEM & JENNI						
1915/1902	5/06/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W34 FOP=[YR=1993] W5 FGR=[YR=1993] W13 S21 E13 N21\$ S3E5 N3\$ S3 W5 S18 E5 S9 E34 N30\$ PTR=E10 FUS=[YR=1993] E32 S18 W32 N18\$ W10\$.											