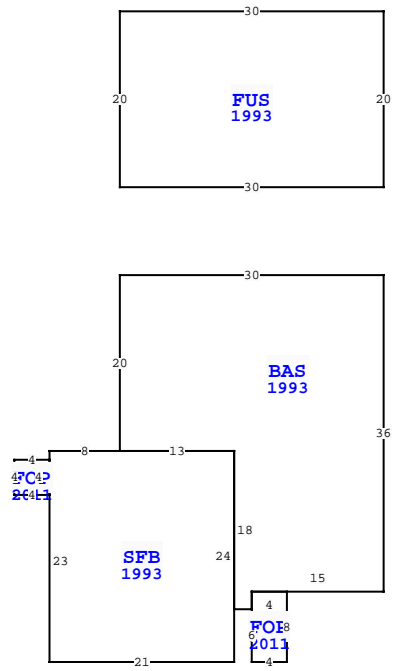




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	12	CEDAR 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,894	124.8716	148.29	280,861	1986	1995		0	0	13.30	86.70
1 SNGL FAM - 0% - 0 Heated Area: 1879 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	876	100	876	112,625
FOP	16	30	5	642
FOP	32	30	10	1,286
FUS	600	100	600	77,140
SFB	504	80	403	51,813
TOTALS	2,028		1,894	243,506

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
1716 BLUE HERON LN, FERNANDINA BEACH	

EXTRA FEATURES																	
L N	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	0	65	15	975.00	SF	6.50	6.50	100	1986	1986	3	52	3,296	
2	0810	CONCRETE A	0	0	12	4	48.00	SF	6.50	6.50	100	1986	1986	3	52	162	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
4	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	2001	2001	3	20	600	
5	0962	SKYLIGHT	0	0	0	0	2.00	UT	500.00	500.00	100	2011	2011	3	93	930	
6	0820	WOOD WALK	0	0	10	29	290.00	SF	11.75	11.75	100	1995	1995	3	40	1,363	

LAND DESCRIPTION TOTAL OB/XF 8,521

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0006	RS-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			243,506
TOTAL MARKET OB/XF VALUE			8,521
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			362,027
SOH/AGL Deduction			70,216
ASSESSED VALUE			291,811
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			291,811
TOTAL JUST VALUE			362,027
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			374,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25012	REMODEL	12,000	08/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1987/0823	6/22/2015	WD Q	Q	I	01	256,000
GRANTOR: GILCHRIST KARINA F/K/						
GRANTEE: SHEAHAN MICHAEL R &						
1687/0005	6/28/2010	QC U	I	I	11	100
GRANTOR: GREGO ANTHONY V						
GRANTEE: GREGO KARINA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W30 S20 SFB=[YR=1993] W8 S1 FOP=[YR=2011] W4S4E4N4S S23E21 N24 W13 S E13 S18 E2FOP=[YR=2011] S6E4N8 W4S2S N2 E15 N36 S PTR= N10 FUS=[YR=1993] N20W30 S20E30S S10S.	