

LOT 9
IN OR 2176/1591
ISLAND BLUFF SUB PB 5/92

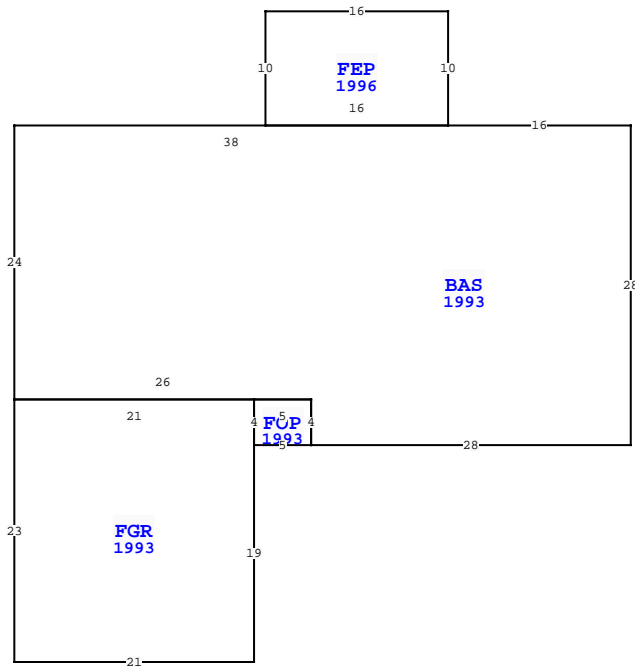
WHITNEY CANDIS THIESEN &/BURKE F PATRICIA
1720 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-031B-0009-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 60	
Exterior Wall	12	CEDAR 40	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 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
BAS	1,408	100	1,408
FEP	160	80	128
FGR	483	55	266
FOP	20	30	6
TOTALS	2,071		1,808

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,808	129.2600	153.50	277,528	1987	1987		0	0	16.60	83.40	
1 SNGL FAM - 100% - 2019 Heated Area: 1408 HX Base Yr 2019													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			231,458
TOTAL MARKET OB/XF VALUE			6,907
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			348,365
SOH/AGL Deduction			164,135
ASSESSED VALUE			184,230
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			134,230
TOTAL JUST VALUE			348,365
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			362,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603340	ADDITION	5,600	10/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2176/1591	1/11/2018	WD	U	I	11	100
GRANTOR: WHITNEY CANDIS THIESE						
GRANTEE: WHITNEY CANDIS T &						
2059/0044	7/15/2016	SW	U	I	12	192,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: WHITNEY CANDIS THIE						

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	0 100	53	16	848.00	SF	6.50	6.50	100	1987	1987	3	54.5	3,004	
2	0810	CONCRETE A	0 100	30	3	90.00	SF	6.50	6.50	100	1987	1987	3	54.5	319	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
4	1242	WD DECK A	0 100	10	16	160.00	SF	10.00	10.00	100	1987	1987	3	20	320	
5	1242	WD DECK A	0 100	0	0	512.00	SF	10.00	10.00	100	1993	1993	3	20	1,024	

BUILDING NOTES			
1720 BLUE HERON LN, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=1993] W16 FEP=[YR=1996] N10 W16 S10 E16 \$ W38 S24			
FGR=[YR=1993] S23 E21 N19 FOP=[YR=1993] E5 N4 W5 S4 \$ N4 W21			
\$ E26 S4 E28 N28 \$.			

LAND DESCRIPTION														TOTAL OB/XF										
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	100		RS-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							