LOT 10
IN OR 1684/485
ISLAND BLUFF SUB PB 5/92

ZUBER BARBARA A LVG TRUST/ZUBER BARBARA A TRUSTEE
1722 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-031B-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

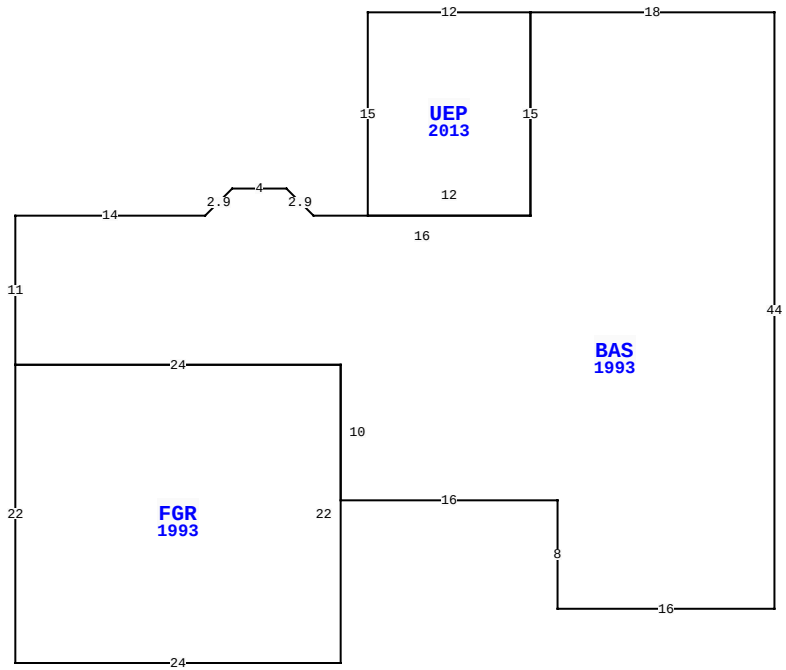
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	SUBAREA MARKET VALUE
BAS	1,346	100	1,346	172,575
FGR	528	55	290	37,182
UEP	180	60	108	13,847
TOTALS	2,054		1,744	223,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,744	130.8700	155.41	271,035	1987	1987	0	0	0	17.50	82.50

1 SNGL FAM – 100% - 2001 Heated Area: 1346 HX Base Yr 2001



1722 BLUE HERON LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		223,604
TOTAL MARKET OB/XF VALUE		4,741
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		353,345
SOH/AGL Deduction		221,828
ASSESSED VALUE		131,517
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,517
TOTAL JUST VALUE		353,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3852	N/A	27,848	01/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1684/0485	6/22/2010	QC	U	I	11	100
GRANTOR: ZUBER BARBARA A						
GRANTEE: ZUBER BARBARA A TRU						
0914/1642	1/10/2000	WD	U	I		135,900
GRANTOR: LAWRENCE JOSEPH W II						
GRANTEE: ZUBER BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 UEP=[YR=2013] W12 S15 E12 N15 $ S15 W16 U2 L2 W4 D2 L2 W14S11 FGR=[YR=1993] S22 E24 N22 W24 $ E24 S10 E16 S8 E16 N44 $.

EXTRA FEATURES

LN	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	22	3	66.00	SF	6.50	6.50	100	1987	1987	3	54.5	234	
2	0811	CONCRETE B	0	100	50	16	800.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,267	
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	

LAND DESCRIPTION

TOTAL OB/XF 4,741

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	125,000.00	125,000.00	125,000							

REVIEW DATE 01/19/2018 BY DJX Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS