LOT 12
ISLAND BLUFF SUB PB 5/92

WOOD WENDY A & JOHN A
PO BOX 346
SALEM, VA 24153

**2023**

**00-00-30-031B-0012-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 12 | CEDAR 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 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 |

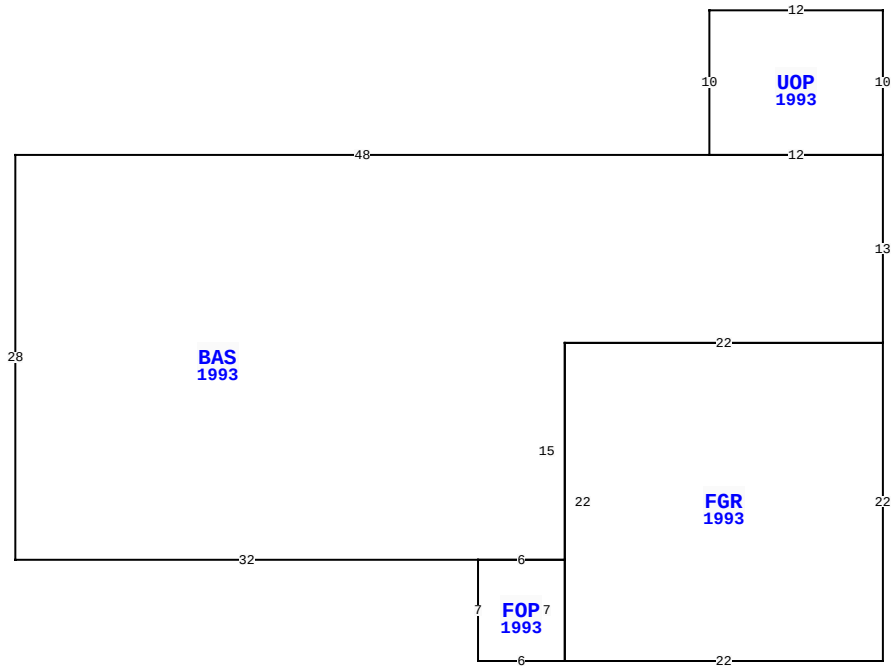
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2009.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,350 | 100 | 1,350 | 181,221 |
| FGR | 484 | 55 | 266 | 35,707 |
| FOP | 42 | 30 | 13 | 1,745 |
| UOP | 120 | 20 | 24 | 3,222 |
| TOTALS | 1,996 | | 1,653 | 221,894 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,653 | 126.7300 | 150.49 | 248,760 | 1987 | 2000 | 0 | 0 | 0 | 10.80 | 89.20 |

1 SNGL FAM – 0% - 0 Heated Area: 1350 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

1728 BLUE HERON LN, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 221,894 |
| TOTAL MARKET OB/XF VALUE | 1,874 |
| TOTAL LAND VALUE - MARKET | 132,000 |
| TOTAL MARKET VALUE | 355,768 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 355,768 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 355,768 |
| TOTAL JUST VALUE | 355,768 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 370,074 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22017161 | REMODEL | 0 | 11/18/2022 |
| 22013103 | REPAIR/RRF | 12,000 | 08/25/2022 |
| 22003160 | DEMOLITION | 0 | 02/28/2022 |
| BP4014 | N/A | 46,104 | 04/13/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2502/1061 | 10/04/2021 | WD | Q | I | 01 | 425,000 |
| GRANTOR: RICHARDSON EMMA C | | | | | | |
| GRANTEE: WOOD WENDY A & JOHN | | | | | | |
| 1219/0636 | 3/31/2004 | TD | U | I | 01 | 100 |
| GRANTOR: RICHARDSON EMMA C TRU | | | | | | |
| GRANTEE: RICHARDSON EMMA C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=1993] W12 S10 BAS=[YR=1993] W48 S28 E32 FOP=[YR=1993] S7 E6 FGR=[YR=1993] E22 N22 W22 S22$N7 W6$ E6 N15 E22 N13 W12$ E12N10$.

## 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 | 0811 | CONCRETE B | 0 | 0 | 39 | 16 | 624.00 | SF | 5.20 | 5.20 | 100 | 1987 | 1987 | 3 | 54.5 | 1,768 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 10 | 3 | 30.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 54.5 | 106 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,874

| 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 | 0 | | RS-2 | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.20 | 110,000.00 | 132,000.00 | 132,000 | | | | | | | |

REVIEW DATE 07/06/2023 BY TWX Total Acres: 0.00 Total Land Value: 132,000 Market: 0 Agricultural: 0 Common: 132,000 PRINTED 08/02/2023 BY SYS