

BARRY LAUREN L
1711 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2023

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT		CD	05 AVERAGE 80		0900 01 2,044 114.0524 135.44 276,839 1986 1990 0 0 0 15.40 84.60		1 SNGL FAM - 100% - 1987		Heated Area: 1766		HX Base Yr 1987		VALUATION BY		STANDARD														
Exterior Wall		12	CEDAR 20										Tax Group: 8		Tax Dist:														
Roof Structur		03	GABLE/HIP 100										BUILDING MARKET VALUE		234,206														
Roof Cover		03	COMP SHNGL 100										TOTAL MARKET OB/XF VALUE		2,141														
Interior Wall		05	DRYWALL 100										TOTAL LAND VALUE - MARKET		110,000														
Interior Floo		14	CARPET 80										TOTAL MARKET VALUE		346,347														
Interior Floo		08	SHT VINYL 20										SOH/AGL Deduction		262,482														
Air Condition		03	CENTRAL 100										ASSESSED VALUE		83,865														
Heating Type		04	AIR DUCTED 100										TOTAL EXEMPTION VALUE		HX HB WX 55,000														
Bedrooms			3 100										BASE TAXABLE VALUE		28,865														
Bathrooms			1 100										TOTAL JUST VALUE		346,347														
Frame Stories		02	WOOD FRAME 100										NCON VALUE		0														
Units		1.	1. 100										INCOME VALUE																
BUD8 Adjustme		05	DIST 1A 100										PREVIOUS YEAR MKT VALUE		361,221														
Occupancy		00	NONE 100																										
Quality		06	Quality Level 06																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA																										
NEIGHBORHOOD/LOC			2009.00																										
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS		640	100	640	73,333																								
BAS		1,126	100	1,126	129,019																								
FGR		464	55	255	29,218																								
FOP		76	30	23	2,635																								
TOTALS		2,306		2,044	234,206																								
EXTRA FEATURES		1711 BLUE HERON LN, FERNANDINA BEACH																											
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		0811	CONCRETE B	0 100	55	10	550.00	SF	5.20	5.20	100	1986	1986	3	52	1,487													
2		0811	CONCRETE B	0 100	22	3	66.00	SF	5.20	5.20	100	1986	1986	3	52	178													
3		1242	WD DECK A	0 100	0	0	238.00	SF	10.00	10.00	100	2000	2000	3	20	476													