

LOT 25
IN OR 1207/1348
ISLAND BLUFF SUB PB 5/92

BRUCKNER ROBERT L
1707 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-031B-0025-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 80	0900	01	1,543	129.2646	153.50	236,850	1986	1986	0	0	0	16.60	83.40	VALUATION BY STANDARD													
Exterior Wall	12	CEDAR 20	1 SNGL FAM - 100% - 2005													Heated Area: 1279													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2005													
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	SUBAREA MARKET VALUE																									
BAS	1,279	100	1,279	163,737																									
FGR	330	55	182	23,299																									
FOP	35	30	10	1,280																									
FSP	180	40	72	9,217																									
TOTALS	1,824		1,543	197,533																									
EXTRA FEATURES															1707 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	85	10	850.00	SF	5.20	5.20	100	1986	1986	3	52	2,298													
2	0811	CONCRETE B	0	100	20	3	60.00	SF	5.20	5.20	100	1986	1986	3	52	162													
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1992	1992	3	20	384													
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1992	1992	3	20	480													
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170													
6	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	1993	1993	3	68	354													
TOTAL OB/XF 5,848																													
LAND DESCRIPTION																													
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												
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												
REVIEW DATE 01/19/2018 BY DJX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/1348	2/11/2004	WD	Q	I		135,000

GRANTOR: GROAT TIMOTHY W

GRANTEE: BRUCKNER ROBERT L

0497/0372	9/01/1986	WD	Q	I		68,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FSP=[YR=1993] N4 W18 S10 E18 N6 \$ S6 W28 S22 FGR=[YR=1993] S22 E15 N8 FOP=[YR=1993] E7 N5 W7 S5 \$ N14 W15 \$ E15 S9 E7 S5 E5 D2 R2 E4 U2 R2 E5 N42 \$.