LOT 3
OAK RIDGE PB 5/127

RAMSEY NICHOLAS
1631 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-043A-0003-0000

BUILDING CHARACTERISTICS

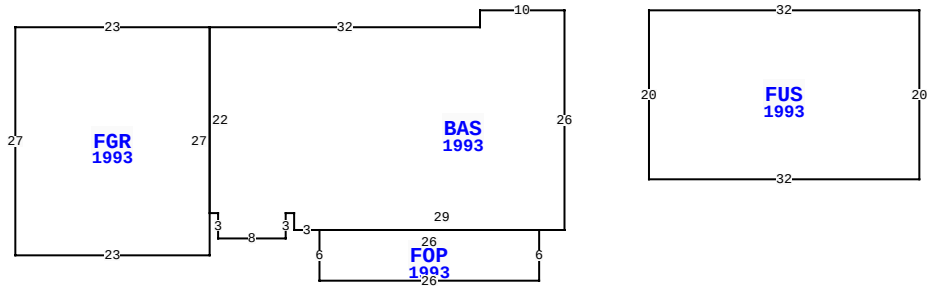
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	1,032	133,667
FGR	621	55	342	44,296
FOP	156	30	47	6,087
FUS	640	100	640	82,894
TOTALS	2,449		2,061	266,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,061	131.4082	156.05	321,619	1988	1988	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 2022 Heated Area: 1672 HX Base Yr 2022



1631 BLUE HERON LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		266,944
TOTAL MARKET OB/XF VALUE		4,835
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		386,779
SOH/AGL Deduction		0
ASSESSED VALUE		386,779
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		336,779
TOTAL JUST VALUE		386,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4565	NEW CONSTR	68,015	12/28/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2417/1556	12/17/2020	WD	Q	I	01	425,000
GRANTOR: MCCLUSKEY MAUREEN						
GRANTEE: RAMSEY NICHOLAS						
0960/1326	12/05/2000	WD	Q	I		150,000
GRANTOR: CUMMINGS RONALD M & T						
GRANTEE: MCCLUSKEY MAUREEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 S2 W32 FGR=[YR=1993] W23 S27 E23 N27$ S22 E1 S3 E8 N3 E1 S2 E3 FOP=[YR=1993] S6 E26 N6 W26 $ E29 N26$PTR=E10 FUS=[YR=1993] E32 S20 W32 N20$ W10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	1988	1988	3	57	1,873	
3	1242	WD DECK A	0	100	15	11	165.00	SF	10.00	10.00	100	1988	1988	3	20	330	
4	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	1988	1988	3	57	322	

LAND DESCRIPTION

TOTAL OB/XF 4,835

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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 11/01/2017 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS