LOT 4
IN OR 524 PG 619
OAK RIDGE PB 5/127

BROUSSARD KEITH M & JENNIFER B
2129 BLUE HERON COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-043A-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

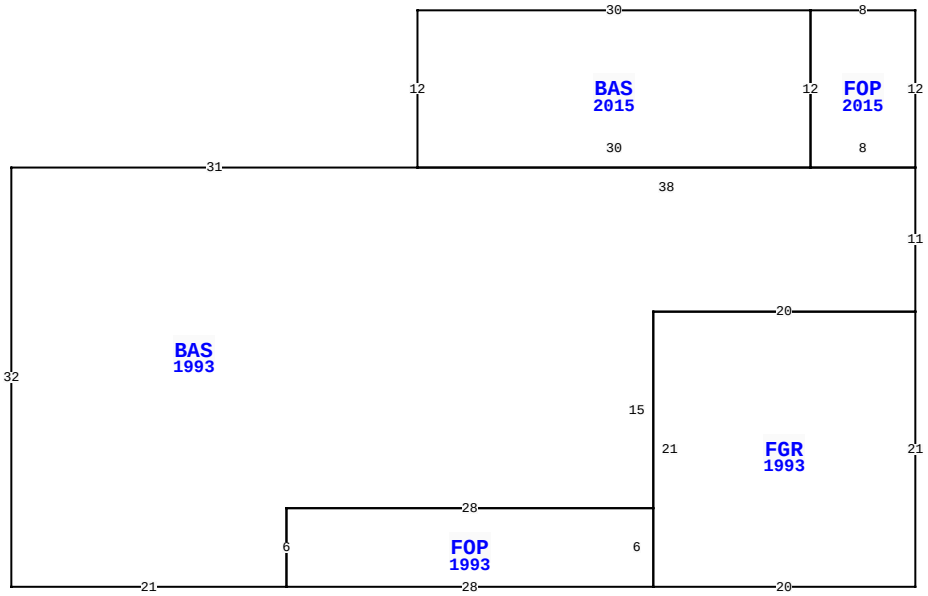
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	209,469
BAS	360	100	360	46,549
FGR	420	55	231	29,869
FOP	168	30	50	6,466
FOP	96	30	29	3,750
TOTALS	2,664		2,290	296,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,290	127.3510	151.23	346,317	1987	1993	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 1988 Heated Area: 1980 HX Base Yr 1988



2129 BLUE HERON CT, 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		296,101
TOTAL MARKET OB/XF VALUE		2,891
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		413,992
SOH/AGL Deduction		261,855
ASSESSED VALUE		152,137
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,137
TOTAL JUST VALUE		413,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530160	SUNROOM	23,822	03/01/2015
4142	NEW CONSTR	54,290	05/03/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0524/0619	8/13/1987	WD	Q	I		83,600

GRANTOR: JOHUBOKE
GRANTEE: BROUSSARD KEITH

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W8 BAS=[YR=2015] W30 S12 BAS=[YR=1993] W31 S32 E21 FOP=[YR=1993] E28 FGR=[YR=1993] E20 N21 W20 S21 $ N6 W28 S6 $ N6 E28 N15 E20 N11 W38$ E30 N12$ S12 E 8 N12$.

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	30	3	90.00	SF	6.50	6.50	100	1987	1987	3	54.5	319	
2	0812	CONCRETE C	0	100	64	16	1,024.00	SF	4.00	4.00	100	1987	1987	3	54.5	2,232	
3	0810	CONCRETE A	0	100	12	8	96.00	SF	6.50	6.50	100	1987	1987	3	54.5	340	

LAND DESCRIPTION

TOTAL OB/XF 2,891

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 DJX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS