LOT 5
IN OR 533 PG 1243
OAK RIDGE PB 5/127

WILSON THOMAS M & SHELLY F
2127 BLUE HERON COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-043A-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
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

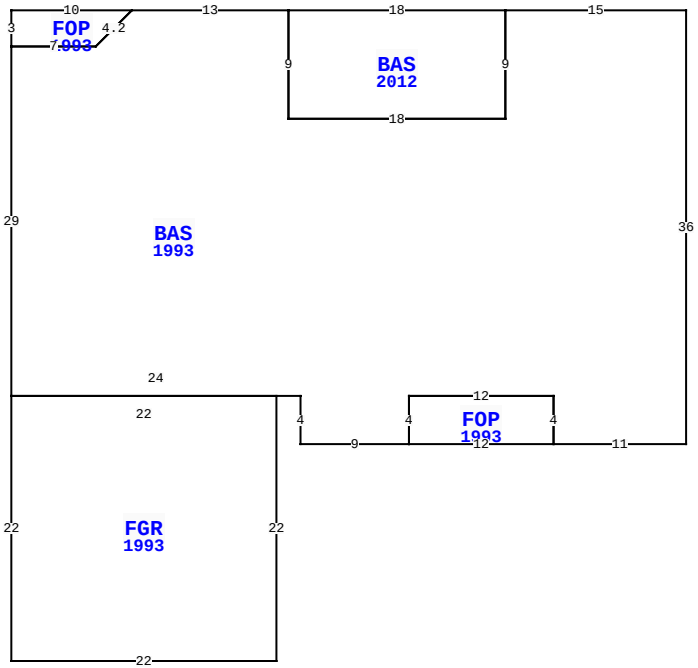
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,685	100	1,685	211,855
BAS	162	100	162	20,368
FGR	484	55	266	33,444
FOP	26	30	8	1,006
FOP	48	30	14	1,761
TOTALS	2,405		2,135	268,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,135	128.3400	152.40	325,374	1987	1987	0	0	0	17.50	82.50

1 SNGL FAM – 100% - 1988 Heated Area: 1847 HX Base Yr 1988



2127 BLUE HERON CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		268,434
TOTAL MARKET OB/XF VALUE		4,215
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		387,649
SOH/AGL Deduction		250,168
ASSESSED VALUE		137,481
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,481
TOTAL JUST VALUE		387,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0533/1243	12/28/1987	WD	Q	I		88,200
GRANTOR: JOHUBOKE						
GRANTEE: WILSON THOMAS M						
0533/1242	12/28/1987	WD	Q	V		15,000
GRANTOR: RAM CONSTRUCTION						
GRANTEE: JOHUBOKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 BAS=[YR=2012] W18 S9 E18 N9 $ S9 W18 N9 W13 FOP=[YR=1993] W10 S3 E7 U3 R3 $ D3 L3 W7 S29 FGR=[YR=1993] S22 E22 N22 W22 $ E24 S4 E9 FOP=[YR=1993] E12 N4 W12 S4 $ N4 E12 S4 E11 N36 $.

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	100	43	16	688.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,950	
2	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	100	1987	1987	3	54.5	361	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280	
4	1242	WD DECK A	0	100	0	0	312.00	SF	10.00	10.00	100	2000	2000	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 4,215

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 02/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS