

LOT 6
IN OR 1067/1592
OAK RIDGE PB 5/127

MOUNCE ROBERT KENT
2126 BLUE HERON COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-043A-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	11	CLAY TILE 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
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2008.00	

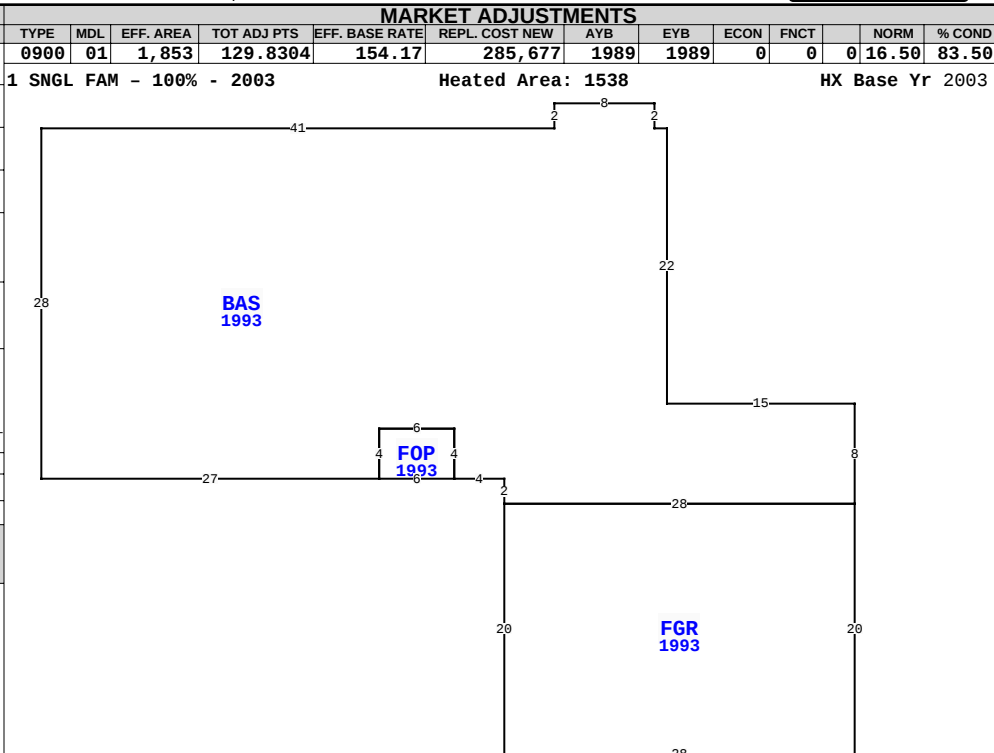
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,538	100	1,538	197,989
FGR	560	55	308	39,649
FOP	24	30	7	901

TOTALS	2,122	1,853	238,540
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,130.00	SF	4.00	4.00	
3	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	616.00	SF	7.25	7.25	
5	0810	CONCRETE A	0	100	10	7	70.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RG-1	0.00	0.00	1.00	LT	

REVIEW DATE	11/01/2017	BY	DJ
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2126 BLUE HERON CT, FERNANDINA BEACH

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

TOTAL OB/XF												15,685	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE		ADJ UNIT PRICE	LA VA	
RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00		115,000.00	1	

Total Acres: 0.00	Total Land Value: 115,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
8											
VALUATION BY											
STANDARD											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
238,540											
TOTAL MARKET OB/XF VALUE											
15,685											
TOTAL LAND VALUE - MARKET											
115,000											
TOTAL MARKET VALUE											
369,225											
SOH/AGL Deduction											
206,400											
ASSESSED VALUE											
162,825											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
112,825											
TOTAL JUST VALUE											
369,225											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
379,696											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313591	REPAIR/RRF	8,200	08/01/2013
3374	SWIM POOL	0	01/26/1989
5471	SWIM POOL	7,000	01/26/1989
5671	NEW CONSTR	500	01/26/1989
2878	H/AC	2,300	01/13/1989
5637	NEW CONSTR	2,300	01/13/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1067/1592	7/11/2002	WD	Q	I		141,000	
GRANTOR: CUMMINS MICHAEL L & C							
GRANTEE: MOUNCE ROBERT KENT							
0781/0500	1/03/1997	WD	U	I	21	105,900	
GRANTOR: CHRISTIANSEN JAMES M							
GRANTEE: CUMMINS MICHAEL L &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W15 N22 W1 N2 W8 S2 W41 S28 E27 FOP=[YR=1993] E6 N4 W6 S4 \$ N4 E6 S4 E4 S2 FGR=[YR=1993] S20 E28 N20 W28 \$ E28 N8 \$.											