

LOT 1
IN OR 2242/1965
OAK RIDGE #2 PB 5/155

ALTMAN SARAH & BRANDON
1664 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-043B-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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
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NEIGHBORHOOD/LOC	2008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,167	100	2,167	268,015
FEP	320	80	256	31,662
FOP	24	30	7	865
SFB	550	80	440	54,419

TOTALS	3,061		2,870	354,961
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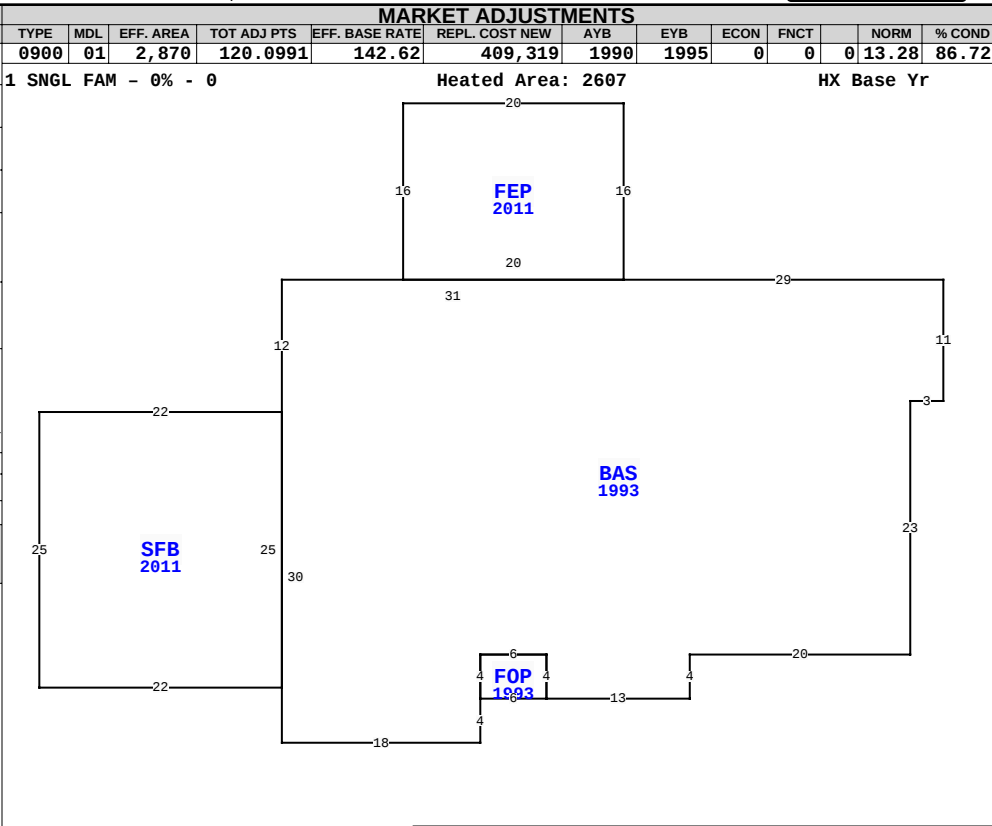
EXTRA FEATURES

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	0810	CONCRETE A	0	0	0	0	1,242.00	SF	6.50	6.50	100	1990	1990	3	62	5,005	
2	1242	WD DECK A	0	0	16	24	384.00	SF	10.00	10.00	100	1990	1990	3	20	768	
3	0820	WOOD WALK	0	0	18	6	108.00	SF	11.75	11.75	100	1998	1998	3	40	508	
4	1242	WD DECK A	0	0	16	6	96.00	SF	10.00	10.00	100	1998	1998	3	20	192	
5	1243	WD DECK F	0	0	7	12	84.00	SF	7.20	7.20	100	1998	1998	3	20	121	
6	1241	WD DECK G	0	0	14	3	42.00	UT	10.35	10.35	100	1998	1998	3	27	117	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0006	RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							

REVIEW DATE 11/01/2017 BY DJX



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

1664 BLUE HERON LN, FERNANDINA BEACH																
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		8
VALUATION BY	STANDARD	
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		354,961
TOTAL MARKET OB/XF VALUE		6,711
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		506,672
SOH/AGL Deduction		91,584
ASSESSED VALUE		415,088
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		415,088
TOTAL JUST VALUE		506,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6102	NEW CONSTR	75,725	11/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2242/1965	9/05/2018	QC	U	I	11	100
GRANTOR: FARIS JANET E						
GRANTEE: ALTMAN SARAH & BRAN						
1904/1413	2/27/2014	WD	Q	I	02	241,500
GRANTOR: BURNETTE CHARLES J &						
GRANTEE: FARIS JANET E						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W29 FEP=[YR=2011] N16 W20 S16 E20 \$ W31 S12
SFB=[YR=2011] W22 S25 E22 N25 \$ S30 E18 N4 FOP=[YR=1993] E6
N4 W6 S4 \$ N4 E6 S4 E13 N4 E20 N23 E3 N11 \$.

TOTAL OB/XF

6,711																
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Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000

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