LOT 2 IN OR 580/924
OAK RIDGE #2 PB 5/155

PATTERSON WAYNE A & WANDA J
1652 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-043B-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

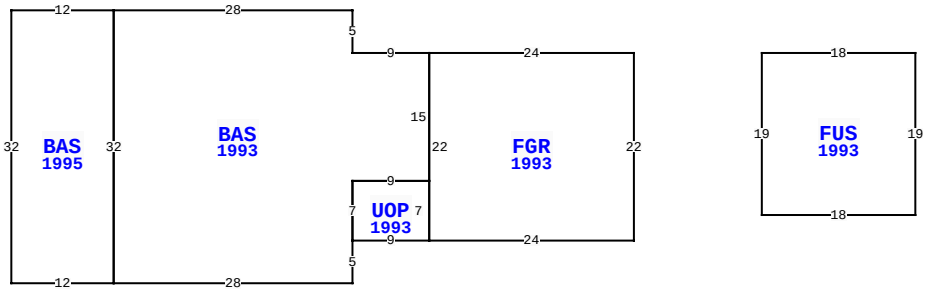
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,031	100	1,031	127,787
BAS	384	100	384	47,595
FGR	528	55	290	35,944
FUS	342	100	342	42,389
UOP	63	20	13	1,611
TOTALS	2,348		2,060	255,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,060	123.5192	146.68	302,161	1989	1989	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 0 Heated Area: 1757 HX Base Yr



VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		255,326
TOTAL MARKET OB/XF VALUE		4,623
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		404,949
SOH/AGL Deduction		266,186
ASSESSED VALUE		138,763
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,763
TOTAL JUST VALUE		404,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0006775	REMODEL	10,000	04/17/2000
B9401561	ADDITION	8,000	12/01/1994
5873	NEW CONSTR	55,490	07/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0580/0924	10/03/1989	WD	Q	V		19,000

GRANTOR: BOATRIGHT J C ET AL
GRANTEE: PATTERSON WAYNE & W

1652 BLUE HERON LN, FERNANDINA BEACH

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

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360	
2	0812	CONCRETE C	0	100	0	0	1,371.00	SF	4.00	4.00	100	1989	1989	3	59.5	3,263	

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] W9 N5 W28 BAS=[YR=1995] W12 S32 E12 N32 $ S32 E28 N5 UOP=[YR=1993] E9 N7 W9S7 $ N7 E9 N15 $ S22 E24 N22 $ PTR= E15 FUS=[YR=1993] E18 S19 W18 N19 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 4,623

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	145,000.00	145,000.00	145,000							

REVIEW DATE 11/01/2017 BY DJX Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 08/02/2023 BY SYS