

LOT 9  
IN OR 545 PG 976  
OAK RIDGE #2 PBK 5/155

CARINE DONNA M  
1420 BLUE HERON LANE  
FERNANDINA BEACH, FL 32034

2023

00-00-30-043B-0009-0000



| 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 80      |
| Interior Floo            | 11 | CLAY TILE 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       | 1,548            | 100         | 1,548        | 198,778              |
| FGR       | 528              | 55          | 290          | 37,239               |
| UOP       | 80               | 20          | 16           | 2,054                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,156 |  | 1,854 | 238,071 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |        |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0810       | CONCRETE A  | 0 100   | 34 | 3  | 102.00 | SF | 6.50     | 6.50           | 100       | 1988    |
| 2              | 0811       | CONCRETE B  | 0 100   | 59 | 16 | 944.00 | SF | 5.20     | 5.20           | 100       | 1988    |
| 3              | 1242       | WD DECK A   | 0 100   | 5  | 4  | 20.00  | SF | 10.00    | 10.00          | 100       | 1988    |
| 4              | 1242       | WD DECK A   | 0 100   | 14 | 12 | 168.00 | SF | 10.00    | 10.00          | 100       | 1988    |
| 5              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1988    |

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

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 11/01/2017 | BY | DJX |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS                |     |           |             |                |                |      |      |      |      |         |        |
|-----------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                              | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0900                              | 01  | 1,854     | 130.2812    | 154.71         | 286,832        | 1988 | 1988 | 0    | 0    | 0 17.00 | 83.00  |
| 1 SNGL FAM - 100% - 1989          |     |           |             |                |                |      |      |      |      |         |        |
| Heated Area: 1548 HX Base Yr 1989 |     |           |             |                |                |      |      |      |      |         |        |
|                                   |     |           |             |                |                |      |      |      |      |         |        |

|                                      |    |          |                |           |          |             |   |        |                 |           |  |  |
|--------------------------------------|----|----------|----------------|-----------|----------|-------------|---|--------|-----------------|-----------|--|--|
| 1420 BLUE HERON LN, FERNANDINA BEACH |    |          |                |           | BLD DATE |             |   |        |                 | LGL DATE  |  |  |
|                                      |    |          |                |           | XF DATE  |             |   |        |                 | LAND DATE |  |  |
|                                      |    |          |                |           | INC DATE |             |   |        |                 | AG DATE   |  |  |
| UNITS                                | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON  | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES     |  |  |
| 102.00                               | SF | 6.50     | 6.50           | 100       | 1988     | 1988        | 3 | 57     | 378             |           |  |  |
| 944.00                               | SF | 5.20     | 5.20           | 100       | 1988     | 1988        | 3 | 57     | 2,798           |           |  |  |
| 20.00                                | SF | 10.00    | 10.00          | 100       | 1988     | 1988        | 3 | 20     | 40              |           |  |  |
| 168.00                               | SF | 10.00    | 10.00          | 100       | 1988     | 1988        | 3 | 20     | 336             |           |  |  |
| 1.00                                 | UT | 3,500.00 | 3,500.00       | 100       | 1988     | 1988        | 3 | 66     | 2,310           |           |  |  |
|                                      |    |          |                |           |          |             |   |        |                 |           |  |  |
|                                      |    |          |                |           |          |             |   |        |                 |           |  |  |
|                                      |    |          |                |           |          |             |   |        |                 |           |  |  |
|                                      |    |          |                |           |          |             |   |        |                 |           |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 5,862       |  |  |  |  |  |  |  |  |  |  |  |

|              |      |                   |         |         |   |               |   |
|--------------|------|-------------------|---------|---------|---|---------------|---|
| Total Acres: | 0.00 | Total Land Value: | 145,000 | Market: | 0 | Agricultural: | 0 |
|--------------|------|-------------------|---------|---------|---|---------------|---|

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 8              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 238,071   |  |
| TOTAL MARKET OB/XF VALUE  |  | 5,862     |  |
| TOTAL LAND VALUE - MARKET |  | 145,000   |  |
| TOTAL MARKET VALUE        |  | 388,933   |  |
| SOH/AGL Deduction         |  | 245,388   |  |
| ASSESSED VALUE            |  | 143,545   |  |
| TOTAL EXEMPTION VALUE     |  | 50,000    |  |
| BASE TAXABLE VALUE        |  | 93,545    |  |
| TOTAL JUST VALUE          |  | 388,933   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 402,432   |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B9502311   | REPAIR/RRF  | 2,000  | 10/01/1995 |
| B9502310   | REPAIR/RRF  | 2,000  | 10/01/1995 |
| 4806       | NEW CONSTR  | 54,785 | 04/12/1988 |

| SALES DATA                   |           |           |     |     |        |            |  |
|------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0545/0976                    | 6/16/1988 | WD        | Q   | I   |        | 86,300     |  |
| GRANTOR: JOHUBOKE INC        |           |           |     |     |        |            |  |
| GRANTEE: CARINE PAUL & DONNA |           |           |     |     |        |            |  |
| 0544/0623                    | 6/01/1988 | WD        | U   | V   | 09     | 60,000     |  |
| GRANTOR: BOATRIGHT J C ET AL |           |           |     |     |        |            |  |
| GRANTEE: JOHUBOKE INC        |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W44 S12 FGR=[YR=1993] W24 S22 E24 N22\$ S25 E11<br>UOP=[YR=1993] E8 N10 W8 S10\$ N10 E8 S10 E25 N37\$. |  |  |  |  |  |  |  |  |  |  |  |

| OTHER ADJUSTMENTS AND NOTES |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|
|                             |  |  |  |  |  |  |  |  |  |  |  |

|         |         |                           |
|---------|---------|---------------------------|
| Common: | 145,000 | PRINTED 08/02/2023 BY SYS |
|---------|---------|---------------------------|