



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,413	100	1,413	203,709
FEP	120	80	96	13,841
FGR	549	55	302	43,538
FOP	48	30	14	2,019
FOP	120	30	36	5,190
FUS	1,044	100	1,044	150,511

TOTALS	3,294		2,905	418,808
--------	-------	--	-------	---------

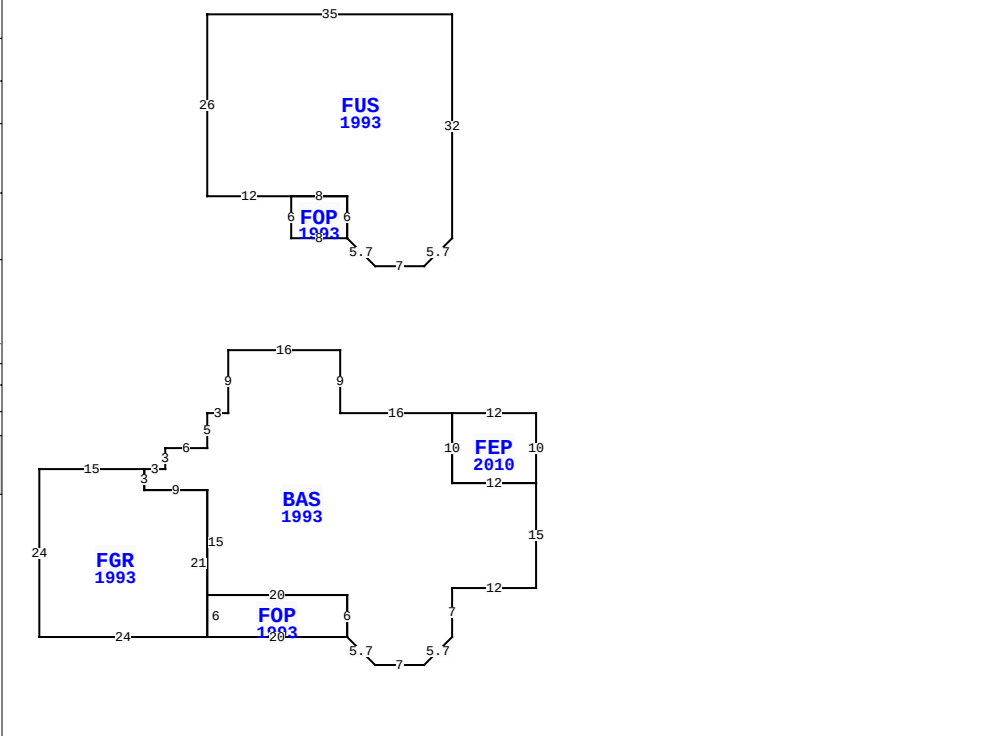
EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0 100	61	17	1,037.00	SF	6.50	6.50	100	1988	1988	3	57	3,842	
2	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	6.50	100	1988	1988	3	57	300	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
4	0810	CONCRETE A	0 100	0	0	364.00	SF	6.50	6.50	100	1990	1990	3	62	1,467	
5	0845	KOOL DECK	0 100	0	0	638.00	SF	7.25	7.25	100	2000	2000	3	80	3,700	
6	0861	POOL GUNIT	0 100	25	10	250.00	SF	85.00	85.00	100	2000	2000	3	27	5,738	
7	1243	WD DECK F	0 100	16	10	160.00	SF	8.00	8.00	100	2000	2000	3	20	256	
8	0810	CONCRETE A	0 100	0	0	537.00	SF	6.50	6.50	100	1993	1993	3	68	2,374	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

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	2,905	123.8826	147.11	427,355	1988	2018	0	0	0	2.00	98.00	
1 SNGL FAM - 100% - 2023 Heated Area: 2457 HX Base Yr 2023													



1531 BLUE HERON LN, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,037.00	SF	6.50	6.50	100	1988	1988	3	57	3,842	
81.00	SF	6.50	6.50	100	1988	1988	3	57	300	
1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
364.00	SF	6.50	6.50	100	1990	1990	3	62	1,467	
638.00	SF	7.25	7.25	100	2000	2000	3	80	3,700	
250.00	SF	85.00	85.00	100	2000	2000	3	27	5,738	
160.00	SF	8.00	8.00	100	2000	2000	3	20	256	
537.00	SF	6.50	6.50	100	1993	1993	3	68	2,374	

TOTAL OB/XF											19,987		
LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
06	RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	1	

Market: 0	Agricultural: 0	Common: 115,000
-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													8

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		418,808
TOTAL MARKET OB/XF VALUE		19,987
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		553,795
SOH/AGL Deduction		0
ASSESSED VALUE		553,795
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		498,795
TOTAL JUST VALUE		553,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007370	SWIM POOL	14,100	08/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/1888	5/10/2022	WD	Q	I	02	820,000
GRANTOR: LONG LINDA ANN						
GRANTEE: STOFFEL MARK ARTHUR						
1657/1448	1/10/2010	QC	U	I	11	100
GRANTOR: LONG WILLIAM R						
GRANTEE: LONG WILLIAM R & LI						

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
FEP=[YR=2010] W12 BAS=[YR=1993] W16N9 W16 S9W3 S5 W6S3 W3 FGR=[YR=1993] W15 S24 E24 FOP=[YR=1993] E20 N6 W20S6\$ N21 W9 N3\$ S3 E9 S15 E20 S6 D4 R4 E7 U4 R4 N7 E12 N15 W12 N10\$ S10 E12 N10\$ PTR=N25W12 FUS=[YR=1993] N32W35S26 E12 FOP=[YR=1993] S6E8N6W8\$ E8S6 D4 R4 E7 R4 U4 \$ E12S25\$.													