LOT 8 IN OR 937/1231
HERON OAKS PB 5/328

JENNINGS WILLIAM N & JEANNE C
11 HERON OAKS PLACE
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0850-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

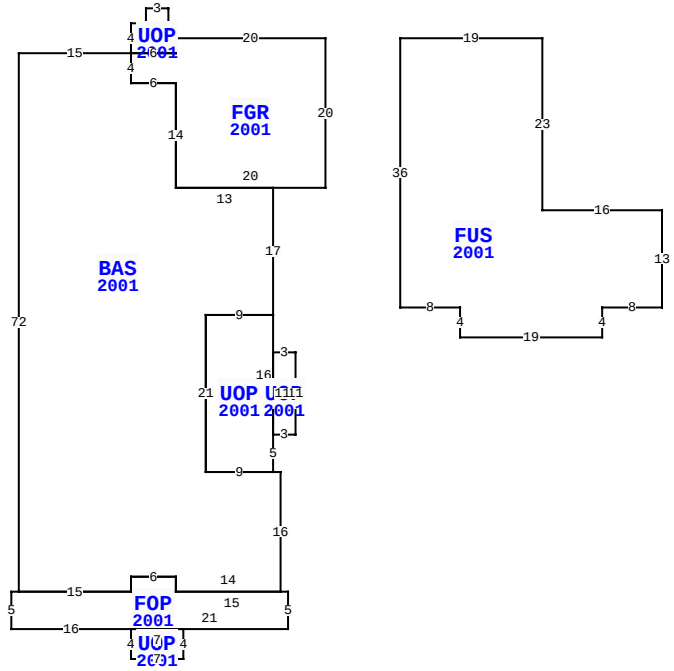
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.010	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,005	100	2,005	371,133
FGR	424	55	233	43,129
FOP	197	30	59	10,921
FUS	968	100	968	179,181
UOP	28	20	6	1,111
UOP	30	20	6	1,111
UOP	33	20	7	1,296
UOP	189	20	38	7,034
TOTALS	3,874		3,322	614,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,322	145.1392	206.82	687,056	2001	2001	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2019 Heated Area: 2973 HX Base Yr 2019



11 HERON OAKS PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		614,915
TOTAL MARKET OB/XF VALUE		9,523
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,074,438
SOH/AGL Deduction		363,302
ASSESSED VALUE		711,136
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		661,136
TOTAL JUST VALUE		1,074,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		765,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007256	NEW CONSTR	310,000	06/01/2000
B007170	FOUNDATION	15,000	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0937/1231	6/23/2000	WD	Q	V		110,000
GRANTOR: BORNHAUSER THOMAS A						
GRANTEE: JENNINGS WILLIAM N						
0903/1208	10/14/1999	WD	Q	V		84,500
GRANTOR: ROSENTHAL JOANN						
GRANTEE: BORNHAUSER THOMAS A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2001] W20 UOP=[YR=2001] N2 W1 N2 W3 S2 W2 S4 E6 N2 $ S2 W6 BAS=[YR=2001] W15 S72 FOP=[YR=2001] W1 S5 E16 UOP=[YR=2001] S4 E7 N4 W7 $ E21 N5 W15 N2 W6 S2 W15 $ E15 N2 E6 S2 E14 N16 W1 UOP=[YR=2001] N5 UOP=[YR=2001] E3 N11 W3 S11 $ N16 W9 S21 E9 $ W9 N21 E9 N17 W13 N14 W6 N4 $ S4 E6 S14 E20 N20 $ PTR= E10 FUS=[YR=2001] E19 S23 E16 S13 W8 S4 W19 N4 W8 N36 $ W10 $.

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	2001	2001	3	86	1,720	
2	0810	CONCRETE A	0	100	0	0	247.00	SF	6.50	6.50	100	2001	2001	3	82	1,317	
3	0810	CONCRETE A	0	100	0	0	261.00	SF	6.50	6.50	100	2001	2001	3	82	1,391	
4	0811	CONCRETE B	0	100	0	0	516.00	SF	5.20	5.20	100	2001	2001	3	82	2,200	
5	1127	BRICK 8"	0	100	0	0	202.00	SF	11.00	11.00	100	2001	2001	3	95	2,111	
6	0444	BOX FNC 4'	0	100	0	0	12.00	LF	6.50	6.50	100	2001	2001	3	20	16	
7	0446	BOX FNC 6'	0	100	0	0	18.00	LF	20.00	20.00	100	2001	2001	3	20	72	
8	0463	FENCE GATE	0	100	0	0	4.00	UT	300.00	300.00	100	2001	2001	3	58	696	

LAND DESCRIPTION

TOTAL OB/XF 9,523

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	450,000.00	450,000.00	450,000							

REVIEW DATE 03/13/2018 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS