LOT 9
HERON OAKS PB 5/328

SMITH RICHARD & TERESA LIVING TRUST/SMITH RICHARD
9 HERON OAKS PLACE
FERNANDINA BEACH, FL 32034

**2023**

**01-6N-29-0850-0009-0000**

## BUILDING CHARACTERISTICS

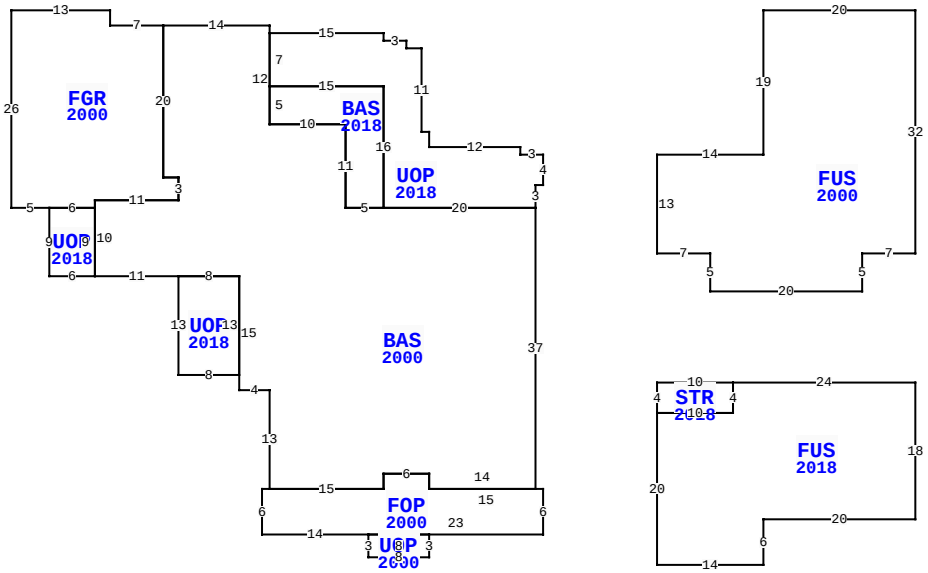
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 14 | WD SHINGLE 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |
| 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 | 1,999 | 100 | 1,999 | 353,900 |
| BAS | 130 | 100 | 130 | 23,015 |
| FGR | 503 | 55 | 277 | 49,040 |
| FOP | 234 | 30 | 70 | 12,392 |
| FUS | 922 | 100 | 922 | 163,230 |
| FUS | 656 | 100 | 656 | 116,138 |
| STR | 40 | 10 | 4 | 708 |
| UOP | 24 | 20 | 5 | 886 |
| UOP | 54 | 20 | 11 | 1,947 |
| UOP | 104 | 20 | 21 | 3,718 |
| TOTALS | 5,003 | | 4,162 | 736,835 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 4,162 | 139.5900 | 198.92 | 827,905 | 2000 | 2000 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SFR CUST – 100% - 2022 Heated Area: 3707 HX Base Yr 2022




** This building has 11 Sub-Areas

9 HERON OAKS PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/31/2009 RK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 5 | Tax Dist: | |
| BUILDING MARKET VALUE | | 736,835 |
| TOTAL MARKET OB/XF VALUE | | 19,518 |
| TOTAL LAND VALUE - MARKET | | 450,000 |
| TOTAL MARKET VALUE | | 1,206,353 |
| SOH/AGL Deduction | | 319,016 |
| ASSESSED VALUE | | 887,337 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 837,337 |
| TOTAL JUST VALUE | | 1,206,353 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 861,492 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1801559 | ADDITION | 230,000 | 02/14/2018 |
| B1710470 | DEMOLITION | 0 | 11/27/2017 |
| B007258 | NEW CONSTR | 310,000 | 06/01/2000 |
| B007151 | FOUNDATION | 15,000 | 05/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2464/0327 | 5/19/2021 | WD | U | I | 11 | 100 |
| GRANTOR: SMITH RICHARD R & TER | | | | | | |
| GRANTEE: SMITH RICHARD & TER | | | | | | |
| 2005/1099 | 9/25/2015 | WD | Q | I | 01 | 896,000 |
| GRANTOR: BOOVA PATRICK J & MIC | | | | | | |
| GRANTEE: SMITH RICHARD R & T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2018] W3 N1 W12 N2 W1 N11W2 N1W3N1W15 BAS=[YR=2000] N1 W14 FGR=[YR=2000] W7N2W13S26E5 UOP=[YR=2018] S9E6N9W6$ E6N1E11N3W2N20$S20E2 S3W11S10 E11 UOP=[YR=2018] S13E8 N13 W8 $ E8 S15 E4 S13 FOP=[YR=2000] W1 S6 E14 UOP=[YR=2000] S3 E8 N3 W8 $ E23 N6 W15 N2 W6 S2 W15 $ E15 N2 E6 S2 E14 N37 W20 BAS=[YR=2018] N16W15S5E10S11E5$ W5 N11W10N12$ S7E15S16E20N3E1N4$ PTR= E15 FUS=[YR=2000] E14 N19 E20 S32 W7 S5 W20 N5 W7 N13 $ W15 $ PTR=E15S30 STR=[YR=2018] E10 FUS=[YR=2018] E24S18W20S6W14N20E10N4 $S4W10N4$ N30W15$.

## 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 | 2000 | 2000 | 3 | 85 | 1,700 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 752.00 | SF | 7.00 | 7.00 | 100 | 2018 | 2018 | 3 | 98 | 5,159 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 88.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 80 | 458 | |
| 4 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 3.00 | UT | 300.00 | 300.00 | 100 | 2018 | 2018 | 3 | 95 | 855 | |
| 6 | 0446 | BOX FNC 6' | 0 | 100 | 0 | 0 | 176.00 | LF | 20.00 | 20.00 | 100 | 2000 | 2000 | 3 | 20 | 704 | |
| 7 | 0446 | BOX FNC 6' | 0 | 100 | 0 | 0 | 42.00 | LF | 20.00 | 20.00 | 100 | 2000 | 2000 | 3 | 20 | 168 | |
| 8 | 0445 | BOX FNC 5' | 0 | 100 | 0 | 0 | 40.00 | LF | 8.10 | 8.10 | 100 | 2000 | 2000 | 3 | 20 | 65 | |
| 9 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,209.00 | SF | 7.00 | 7.00 | 100 | 2018 | 2018 | 3 | 98 | 8,294 | |
| 10 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 174.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 86 | 1,496 | |
| 11 | 0825 | BRICK | 0 | 100 | 0 | 0 | 50.00 | SF | 12.50 | 12.50 | 100 | 2018 | 2018 | 3 | 99 | 619 | |

## LAND DESCRIPTION

TOTAL OB/XF 19,518

| 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 10/25/2018 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS