LOT 11
IN OR 934/866
HERON OAKS PB 5/328

SMITH DONALD G & KATHLEEN M
5 HERON OAKS COURT
FERNANDINA BEACH, FL 32034

**2023**

**01-6N-29-0850-0011-0000**

## BUILDING CHARACTERISTICS

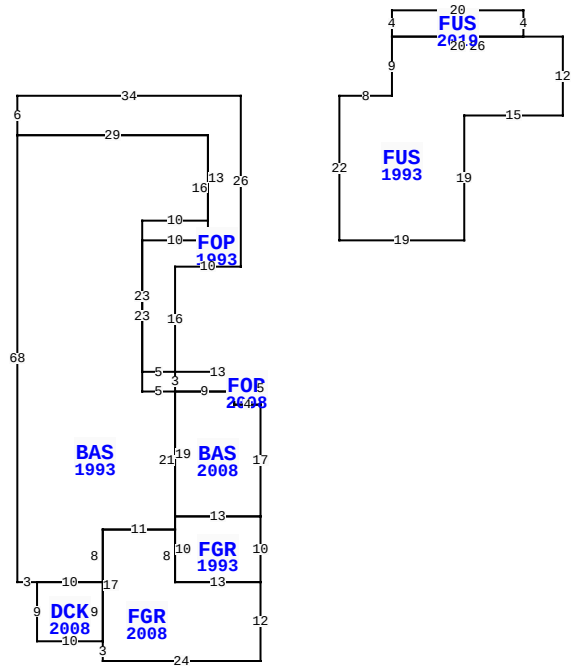
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 14 | WD SHINGLE 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 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 | 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 | 1,509 | 100 | 1,509 | 281,067 |
| BAS | 239 | 100 | 239 | 44,516 |
| DCK | 90 | 10 | 9 | 1,676 |
| FGR | 130 | 55 | 72 | 13,411 |
| FGR | 376 | 55 | 207 | 38,556 |
| FOP | 454 | 30 | 136 | 25,332 |
| FOP | 47 | 30 | 14 | 2,608 |
| FUS | 697 | 100 | 697 | 129,824 |
| FUS | 80 | 100 | 80 | 14,900 |
| TOTALS | 3,622 | | 2,963 | 551,890 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 2,963 | 151.1069 | 215.33 | 638,023 | 1991 | 1995 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SFR CUST – 100% - 2014 Heated Area: 2525 HX Base Yr 2014




5 HERON OAKS CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 12/16/2008 DJ | 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 | | 551,890 |
| TOTAL MARKET OB/XF VALUE | | 9,143 |
| TOTAL LAND VALUE - MARKET | | 450,000 |
| TOTAL MARKET VALUE | | 1,011,033 |
| SOH/AGL Deduction | | 489,790 |
| ASSESSED VALUE | | 521,243 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 471,243 |
| TOTAL JUST VALUE | | 1,011,033 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 719,320 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1812268 | ADDITION | 11,109 | 12/17/2018 |
| B21311 | ADDITION | 5,000 | 04/01/2008 |
| R11049 | REPAIR/RRF | 3,500 | 02/01/2008 |
| B20922 | ADDITION | 100,000 | 01/01/2008 |
| 7217 | NEW CONSTR | 146,800 | 05/09/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0934/0866 | 5/31/2000 | WD | U | I | 07 | 100 |
| GRANTOR: HERTWECK MAX & LAQUIT | | | | | | |
| GRANTEE: SMITH DONALD & KATH | | | | | | |
| 0888/1181 | 6/25/1999 | WD | Q | I | | 372,000 |
| GRANTOR: HERTWECK MAX W & LAQU | | | | | | |
| GRANTEE: SMITH DONALD G & KA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=1993] W34 S6 BAS=[YR=1993] S68 E3 DCK=[YR=2008] S9 E10 FGR=[YR=2008] S3E24 N12 FGR=[YR=1993] N10BAS=[YR=2008] N17 FOP=[YR=2008] N5W13S3E9S2E4$ W4N2W9 S19E13$ W13 S10 E13$ W13N8W11 S17$ N9W10$E10N8E11 N21 W5 N23 E10 N16 W29$ E29 S13 W10 S23 E5 N16 E10 N26$ PTR=E15 FUS=[YR=1993] E8 N9 FUS=[YR=2019] N4 E20 S4 W20$ E26 S12 W15 S19W19 N22 $ W15$.

## 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 | 1991 | 1991 | 3 | 72 | 1,440 | |
| 2 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 523.00 | SF | 7.25 | 7.25 | 100 | 1991 | 1991 | 3 | 64 | 2,427 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 105.00 | SF | 6.50 | 6.50 | 100 | 1991 | 1991 | 3 | 64 | 437 | |
| 4 | 0446 | BOX FNC 6' | 0 | 100 | 0 | 0 | 179.00 | LF | 20.00 | 20.00 | 100 | 1991 | 1991 | 3 | 20 | 716 | |
| 5 | 0881 | FOUNTAIN | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | 1991 | 1991 | 3 | 100 | 3,000 | |
| 6 | 0801 | ASPHALT A | 0 | 100 | 21 | 17 | 357.00 | SF | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 64 | 685 | |
| 7 | 0810 | CONCRETE A | 0 | 100 | 17 | 3 | 51.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 90 | 298 | |
| 8 | 0810 | CONCRETE A | 0 | 100 | 8 | 3 | 24.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 90 | 140 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,143

| 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 06/11/2019 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS