LOTS 12 & 13 (EX S-1)
IN OR 2282/950
HERON OAKS PB 5/328

BROOKS BARI
3 HERON OAKS COURT
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0850-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

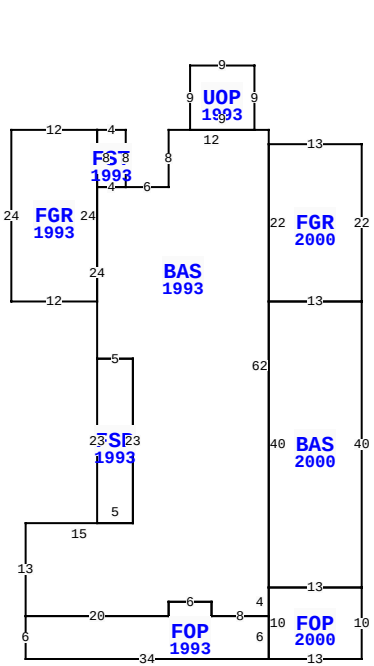
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	

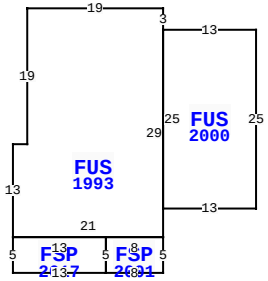
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,555	100	1,555	266,763
BAS	520	100	520	89,207
FGR	288	55	158	27,105
FGR	286	55	157	26,934
FOP	216	30	65	11,151
FOP	130	30	39	6,691
FSP	115	40	46	7,891
FSP	40	40	16	2,745
FSP	65	40	26	4,461
FST	32	55	18	3,088
TOTALS	4,287		3,575	613,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,575	142.4736	203.02	725,796	1991	1991	0	0	0	15.50	84.50

1 SFR CUST – 100% - 2022 Heated Area: 3034 HX Base Yr 2022





** This building has 13 Sub-Areas

3 HERON OAKS CT, 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		613,298
TOTAL MARKET OB/XF VALUE		10,203
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,073,501
SOH/AGL Deduction		285,085
ASSESSED VALUE		788,416
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		738,416
TOTAL JUST VALUE		1,073,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		765,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906334	ADDITION	104,500	08/01/1999
7216	NEW CONSTR	151,090	05/09/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2282/0950	6/14/2019	WD	Q	I	01	970,000
GRANTOR: STOCKER JAMES & ANNET						
GRANTEE: BROOKS BARI						
0917/1269	2/01/2000	TD	U	I	01	100
GRANTOR: STOCKER JAMES H & ANN						
GRANTEE: STOCKER ANNETTE M T						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2000] W13 BAS=[YR=1993] N2 W2 UOP=[YR=1993] N9 W9 S9 E9 $ W12 S8 W6 FST=[YR=1993] N8 W4 FGR=[YR=1993] W12 S24 E12 N24 $ S8 E4 $ W4 S24 FSP=[YR=1993] S23 E5 N23 W5 $ E5 S23 W15 S13 FOP=[YR=1993] S6 E34 FOP=[YR=2000] E13 N10 W13 S10 $ N6 W8 N2 W6 S2 W20 $ E20 N2 E6 S2 E8 N4 BAS=[YR=2000] E13 N40 W13 S40 $ N62 $ S22 E13 N22 $ PTR= E15 FUS=[YR=1993] E2 N19 E19 S3 FUS=[YR=2000] E13 S25 W13 N25 $ S29 FSP=[YR=2001] S5 W8 FSP=[YR=2017] W13 N5 E13 S5 $ N5 E8 $ W21 N13 $ 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	493.00	SF	7.25	7.25	100	1991	1991	3	64	2,288	
3	0861	POOL GUNIT	0	100	0	0	320.00	SF	85.00	85.00	100	1991	1991	3	20	5,440	
4	0810	CONCRETE A	0	100	0	0	116.00	SF	6.50	6.50	100	1991	1991	3	64	483	
5	0446	BOX FNC 6'	0	100	0	0	138.00	LF	20.00	20.00	100	1991	1991	3	20	552	

LAND DESCRIPTION

TOTAL OB/XF 10,203

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							
2	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.01	0.00	0.00	0							

REVIEW DATE 06/05/2017 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS