

LOT 22
IN OR 1790/1856
HERON OAKS #2 PB 6/10 & 11

BLUM RONALD E & MARYLLEN
18 DEWBERRY CT
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0850-0022-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	14	WD SHINGLE 100	0500	11	3,503	140.1480	199.71	699,584	1999	2005	0	0	8.50	91.50	VALUATION SUMMARY														
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2016													Heated Area: 2938													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2016													
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 50																											
Interior Floor	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			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	2,167	100	2,167	395,986																									
FEP	80	80	64	11,695																									
FEP	209	80	167	30,517																									
FGR	345	55	190	34,720																									
FOP	220	30	66	12,061																									
FST	48	55	26	4,751																									
FUS	771	100	771	140,888																									
UOP	75	20	15	2,741																									
UOP	184	20	37	6,761																									
TOTALS			4,099	3,503	640,119																								
EXTRA FEATURES			18 DEWBERRY CT, FERNANDINA BEACH																										
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	84	1,680													
2	0855	CONC PAVER	0	100	0	0	756.00	SF	10.00	10.00	100	2019	2019	3	99	7,484													
3	0855	CONC PAVER	0	100	0	0	666.00	SF	10.00	10.00	100	2013	2013	3	95	6,327													
4	0855	CONC PAVER	0	100	0	0	170.00	SF	10.00	10.00	100	2013	2013	3	95	1,615													
5	0463	FENCE GATE	0	100	0	0	4.00	UT	300.00	300.00	100	1999	1999	3	52	624													
6	0444	BOX FNC 4'	0	100	0	0	24.00	LF	6.50	6.50	100	1999	1999	3	20	31													
7	0445	BOX FNC 5'	0	100	0	0	35.00	LF	8.10	8.10	100	1999	1999	3	20	57													
8	0446	BOX FNC 6'	0	100	0	0	15.00	LF	20.00	20.00	100	1999	1999	3	20	60													
TOTAL OB/XF 17,878																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	450,000.00	495,000.00	495,000												
REVIEW DATE 01/16/2020 BY DJ Total Acres: 0.00 Total Land Value: 495,000 Market: 0 Agricultural: 0 Common: 495,000 PRINTED 08/02/2023 BY SYS																													

VALUATION BY				STANDARD											
Tax Group: 5				Tax Dist:											
BUILDING MARKET VALUE				640,119											
TOTAL MARKET OB/XF VALUE				17,878											
TOTAL LAND VALUE - MARKET				495,000											
TOTAL MARKET VALUE				1,152,997											
SOH/AGL Deduction				411,301											
ASSESSED VALUE				741,696											
TOTAL EXEMPTION VALUE				50,000											
BASE TAXABLE VALUE				691,696											
TOTAL JUST VALUE				1,152,997											
NCON VALUE				0											
INCOME VALUE															
PREVIOUS YEAR MKT VALUE				818,962											
PERMIT NUM				DESCRIPTION				AMT				ISSUED			
B1905607				ADD FGR SF				38,000				09/11/2019			
B26084				REMODEL				8,000				06/01/2012			
B9805235				NEW CONSTR				145,059				07/01/1998			
SALES DATA															
OFF RECORD Number		DATE		TYPE INST		Q / V I		RSN CD		SALE PRICE					
1790/1856		5/01/2012		WD Q		I		02		720,000					
GRANTOR: ELLIS BARBARA															
GRANTEE: BLUM RONALD E & MAR															
0834/0026		5/14/1998		WD Q		V				110,000					
GRANTOR: COALBORN COASTAL HOME															
GRANTEE: ELLIS ROBERT & BARB															
BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=1999] W15 S3 W6 FGR=[YR=1999] N3 W15 FST=[YR=2019] W3 S16 E3 N16S\$23 E15 N20\$ S20 W3 S4 W9 UOP=[YR=2019] W9 S6 E3 S28 E4 FEP=[YR=2019] E11 N19 W11 S19\$ N19 E2 N15\$ S15 E9 S19 W11 S19 FOP=[YR=1999] S6 E10 UOP=[YR=1999] S5 E15 N5 W15\$ E25 N6 W15 N2 W5 S2 W15\$ E15 N2 E5 S2 E15 N80\$ PTR=E15 FUS=[YR=1999] E15 N19 E19 S23 W8 S9 E1 S2 FEP=[YR=2017] S4 W20N4 E20\$ W20 N2 W7 N13\$ W15\$.															