LOT 118
MARSH LAKES PB 5/159-167

MEEHAN JOHN M & LORNA L/E/
99084 GREEN HERON WAY
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0118-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

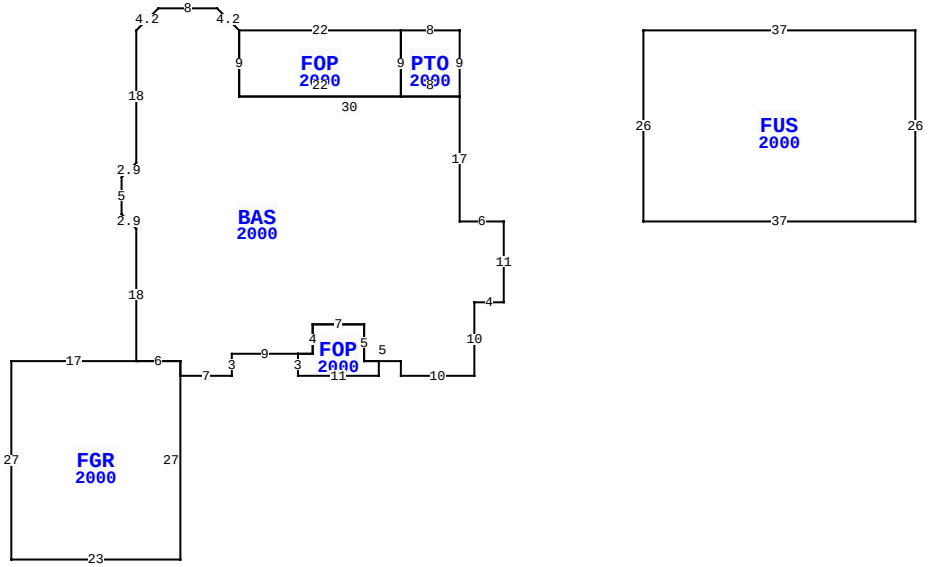
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,827	100	1,827	191,997
FGR	621	55	342	35,940
FOP	59	30	18	1,891
FOP	198	30	59	6,200
FUS	962	100	962	101,095
PTO	72	5	4	420
TOTALS	3,739		3,212	337,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,212	97.7868	116.12	372,977	2000	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2001 Heated Area: 2789 HX Base Yr 2001



99084 GREEN HERON WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		337,544
TOTAL MARKET OB/XF VALUE		12,323
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		549,867
SOH/AGL Deduction		190,156
ASSESSED VALUE		359,711
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		309,711
TOTAL JUST VALUE		549,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001056	REPAIR/RRF	4,000	02/01/2020
006807	NEW CONSTR	129,578	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2571/1773	6/15/2022	LE	U	I	11	100
GRANTOR: MEEHAN JOHN M & LORNA						
GRANTEE: MEEHAN ASHLEY						
0869/0053	2/23/1999	WD	Q	V		80,000
GRANTOR: MOORE RONALD M & FAY						
GRANTEE: MEEHAN JOHN M & LOR						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2000] W8 FOP=[YR=2000] W22 BAS=[YR=2000] L3 U3 W8 D3 L3 S18 D2 L2 S5 R2 D2 S18 FGR=[YR=2000] W17 S27 E23 N27 W6$ E6 S2 E7 N3 E9 FOP=[YR=2000] S3 E11 N2 W2 N5 W7 S4 W2$ E2 N4 E7 S5 E5 S2 E10 N10 E4 N11 W6 N17 W30 N9$ S9 E22 N9$ S9 E8 N9$ PTR= E25 FUS=[YR=2000] E37 S26 W37 N26 $ W25 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	2,252.00	SF	4.00	4.00	100	2000	2000	3	80	7,206	
3	1242	WD DECK A	0	100	0	0	860.00	SF	10.00	10.00	100	2001	2001	3	20	1,720	
4	1242	WD DECK A	0	100	0	0	192.00	SF	10.00	10.00	100	2003	2003	3	22	422	

LAND DESCRIPTION

TOTAL OB/XF 12,323

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	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 12/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS