

SCHUSTER DANIEL J & TIMOTHEA C
1696 BLUE HERON LN
FERNANDINA BEACH, FL 32034

00-00-30-031B-0001-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 60

Exterior Wall12CEDAR 40

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor12HARDWOOD 60

Interior Floor14CARPET 40

Air Condition03CENTRAL 100

Heating Type Bedrooms04AIR DUCTED 100
3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1.5 1.5 100
0 100

BUD8 Adjustme Occupancy05DIST 1A 100
00 NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2009.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOTAL ADJ AREASUBAREA MARKET VALUE

BAS1,2881001,288174,132

DCK26810273,650

FGR4405524232,717

FUS41610041656,241

USP22030668,923

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0900012,039125.5478156.93319,980198719950013.8586.15

1 SNGL FAM - 100% - 2015Heated Area: 1704HX Base Yr 2015

DCK2010

USP2010

BAS1993

FGR1993

FUS1993

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE275,663

TOTAL MARKET OB/XF VALUE5,262

TOTAL LAND VALUE - MARKET175,000

TOTAL MARKET VALUE455,925

SOH/AGL Deduction247,206

ASSESSED VALUE208,719

TOTAL EXEMPTION VALUEHX HB VX55,000

BASE TAXABLE VALUE153,719

TOTAL JUST VALUE455,925

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE443,893

PERMIT NUMDESCRIPTIONAMTISSUED

22002089ADDITION1,70002/03/2022

SALES DATA

OFF RECORD NUMBERDATETYPEINSTQ / I / V / I / RSNCD SALE PRICE

1923/03686/03/2014SWUUI18156,200

GRANTOR: SECRETARY OF VETERANS

GRANTEE: SCHUSTER DANIEL J &

1912/10224/11/2014SWUUI11100

GRANTOR: WELLS FARGO BANK N A

GRANTEE: SECRETARY OF VETERA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 USP=[YR=2010] N12 W9 N2 W8 DCK=[YR=2010]
W20 S14 E10 U2 R2 E4 D2 R2 E2 N14\$ S14 E17\$ W19 U2 L2
W4 D2 L2 W10 S10 FGR=[YR=1993] S22 E20 N22 W20 \$ E20 S12
E30 S10 E13 N32 \$ PTR= E10 FUS=[YR=1993] E13 S32 W13 N32 \$
W10 \$.

EXTRA FEATURES

1696 BLUE HERON LN, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01004816798.00SF6.506.50100198719873522,697

20500FP-PRE FAB0100001.00UT3,500.003,500.00100198719873622,170

30810CONCRETE A010000117.00SF6.506.5010019871987352395

LAND DESCRIPTION

TOTAL OB/XF5,262

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHANOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYSRCONSRSV

1000100CSFR1000006RSF-20.000.001.00LT1.001.001.00175,000.00175,000.00175,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 175,000Market: 0Agricultural: 0Common: 175,000PRINTED 08/06/2024 BY SYS