

LOT 2
IN OR 1060/360
ISLAND BLUFF SUB PB 5/92

WOODS CHRISTY D
1698 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 2009.00

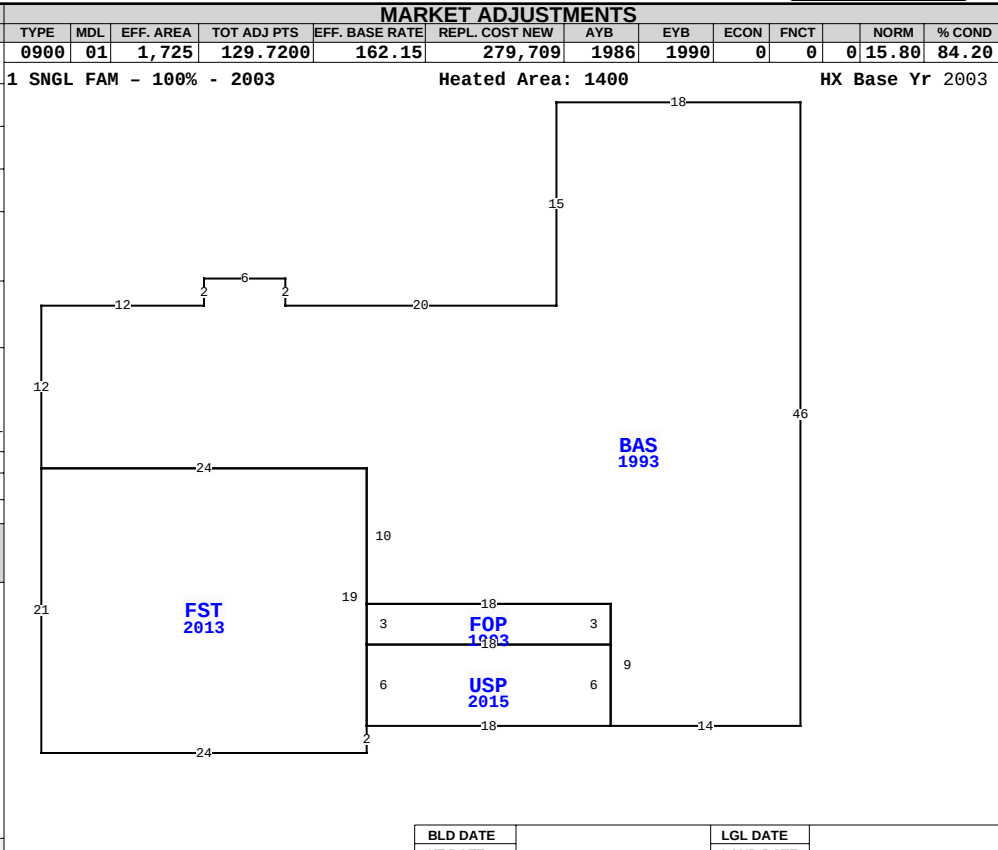
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	191,142
FOP	54	30	16	2,184
FST	504	55	277	37,819
USP	108	30	32	4,369
TOTALS	2,066		1,725	235,515

EXTRA FEATURES

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	0810	CONCRETE A	0 100	52	16	832.00	SF	6.50	6.50	100	1986	1986	3	49.5	2,677	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
3	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	1986	1986	3	49.5	51	
4	1242	WD DECK A	0 100	0	0	468.00	SF	13.50	13.50	100	1986	1986	3	20	1,264	
5	0810	CONCRETE A	0 100	0	0	150.00	SF	6.50	6.50	100	1986	1986	3	49.5	483	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							



1698 BLUE HERON LN, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 6,575

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		235,515
TOTAL MARKET OB/XF VALUE		6,575
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		417,090
SOH/AGL Deduction		250,219
ASSESSED VALUE		166,871
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,871
TOTAL JUST VALUE		417,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212815	REPAIR/RRF	0	03/01/2021
B1530593	SCRNROOM	2,297	06/01/2015
R980815	REPAIR/RRF	0	03/01/1998

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1060/0360	6/05/2002	WD	Q	I		162,800

GRANTOR: WHITAKER DAVID B & JE
GRANTEE: WOODS CHRISTY DINKI
0596/0418 5/02/1990 WD Q I 89,000
GRANTOR: GARNER DAVID & SUELL
GRANTEE: WHITAKER DAVID & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S15 W20 N2 W6 S2 W12 S12 FST=[YR=2013] S21 E24 N2 USP=[YR=2015] E18 N6 FOP=[YR=1993] N3 W18 S3 E18\$ W18 S6\$ N19 W24 \$ E24 S10 E18 S9 E14 N46 \$.