

LOT 3 IN OR 861/155
ISLAND BLUFF SUB PB 5/92

PAOLILLO FRANK J & CHRISTINA
1702 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

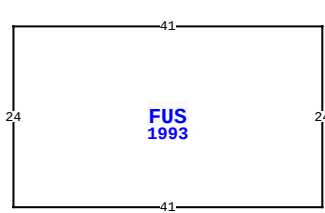
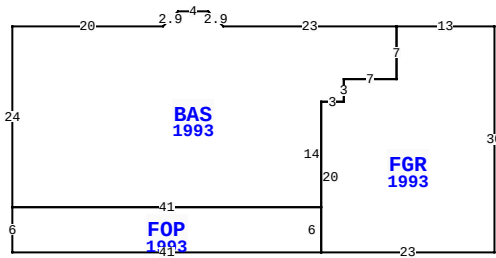
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,075	100	1,075	145,286
FGR	611	55	336	45,410
FOP	246	30	74	10,001
FUS	984	100	984	132,987
TOTALS	2,916		2,469	333,684

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	100	0	0	1,340.00	SF	6.50	6.50	
3	1242	WD DECK A	0	100	28	15	420.00	SF	11.00	11.00	
4	1242	WD DECK A	0	100	3	60	180.00	SF	10.00	10.00	
5	0810	CONCRETE A	0	100	3	7	21.00	SF	6.50	6.50	
6	0810	CONCRETE A	0	100	3	2	6.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,469	127.9536	159.94	394,892	1992	1992	0	0	0	15.50	84.50
1 SNGL FAM - 100% - 1999					Heated Area: 2059				HX Base Yr 1999			



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			333,684
TOTAL MARKET OB/XF VALUE			8,410
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			517,094
SOH/AGL Deduction			341,541
ASSESSED VALUE			175,553
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			125,553
TOTAL JUST VALUE			517,094
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			502,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6924	NEW CONSTR	86,955	01/08/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0861/0155	12/31/1998	WD	Q	I	
GRANTOR: MILLER LYLE T SR & PA					SALE PRICE 146,500
GRANTEE: PAOLILLO FRANK J &					
0608/1282	10/03/1990	WD	Q	V	
GRANTOR: TRAWICK MATTHEW & P					23,000
GRANTEE: MILLER LYLE SR & PA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W13 BAS=[YR=1993] W23 U2 L2 W4 D2 L2 W20 S24 FOP=[YR=1993] S6 E41 N6 W41\$ E41 N14E3 N3 E7 N7 \$ S7 W7S3 W3 S20 E23 N30\$ PTR= E15 FUS=[YR=1993] E41 S24 W41 N24\$ W15\$.											

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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	