

LOT 6
IN OR 1922/427
ISLAND BLUFF SUB PB 5/92

GERRARD JENNIFER LOU &/DOGAR NAEEM
1708 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

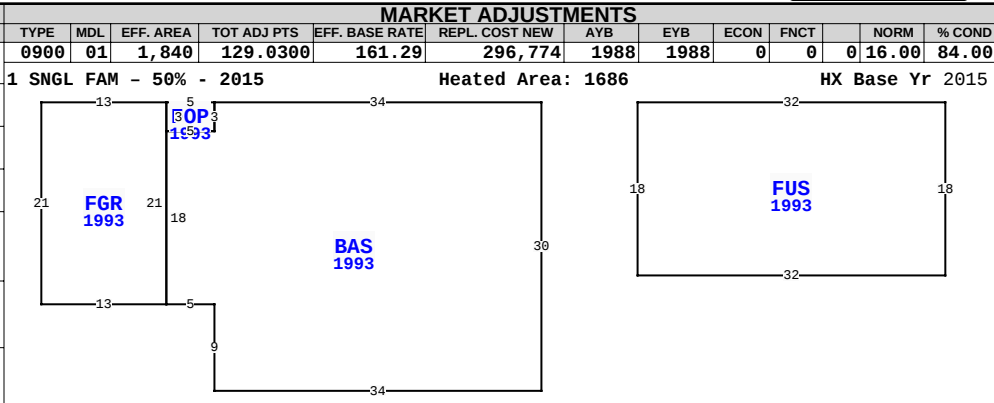
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100	1,110	150,387
FGR	273	55	150	20,323
FOP	15	30	4	542
FUS	576	100	576	78,039

TOTALS	1,974		1,840	249,290
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 50	77	16	1,232.00	SF	6.50	
2	0810	CONCRETE A	0 50	29	3	87.00	SF	6.50	
3	0500	FP-PRE FAB	0 50	0	0	1.00	UT	3,500.00	
4	0940	SHEDS/PORT	0 50	12	12	144.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	50		RSF-2	0.00	0.00	1.00



1708 BLUE HERON LN, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
7,776									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		249,290	
TOTAL MARKET OB/XF VALUE		7,776	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		432,066	
SOH/AGL Deduction		117,416	
ASSESSED VALUE		314,650	
TOTAL EXEMPTION VALUE	HA HAB	50,000	
BASE TAXABLE VALUE		264,650	
TOTAL JUST VALUE		432,066	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		420,583	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4991	NEW CONSTR	56,609	06/24/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1922/0427	5/28/2014	SW	U	I	12
					SALE PRICE 150,000
GRANTOR: DEUTSCHE BANK NATIONA					
GRANTEE: DOGAR NAEEM & JENNI					
1915/1902	5/06/2014	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: DEUTSCHE BANK NATIO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W34 FOP=[YR=1993] W5 FGR=[YR=1993] W13 S21 E13 N21\$ S3E5 N3\$ S3 W5 S18 E5 S9 E34 N30\$ PTR=E10 FUS=[YR=1993] E32 S18 W32 N18\$ W10\$.									