LOT 7
IN OR 1355/570 & OR 2029/223
ISLAND BLUFF SUB PB 5/92

BARILLA CARLA JK
1710 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0007-0000

BUILDING CHARACTERISTICS

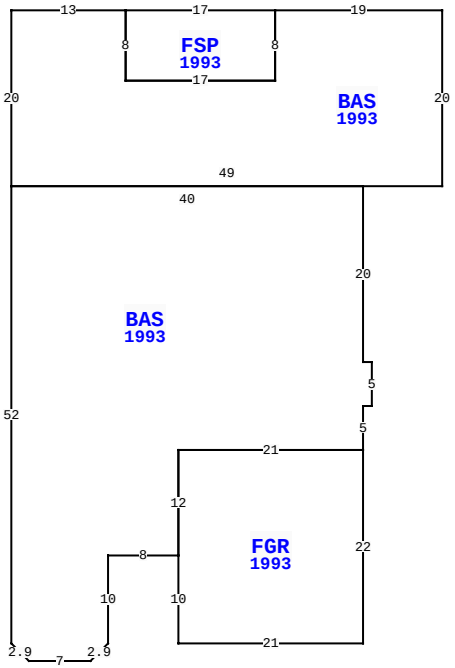
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD 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	844	100	844	112,197
BAS	1,561	100	1,561	207,513
FGR	462	55	254	33,765
FSP	136	40	54	7,178
TOTALS	3,003		2,713	360,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,713	125.8560	157.32	426,809	1987	1992	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2018 Heated Area: 2405 HX Base Yr 2018



1710 BLUE HERON LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		360,654
TOTAL MARKET OB/XF VALUE		7,004
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		517,658
SOH/AGL Deduction		224,581
ASSESSED VALUE		293,077
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		243,077
TOTAL JUST VALUE		517,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P00-4214	REMODEL	0	09/01/2000
4031	N/A	48,858	04/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2029/0223	2/12/2016	QC	U	I	11	94,000
GRANTOR: BARILLA CHRISTOPHER &						
GRANTEE: BARILLA CARLA JK						
1355/0570	10/04/2005	WD	Q	I		269,000
GRANTOR: COLEMAN DONNA						
GRANTEE: BARILLA CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FSP=[YR=1993] W17 S8 E17 N8$ S8 W17 N8 W13 S20 BAS=[YR=1993] S52 D2 R2 E7 U2 R2 N10 E8 FGR=[YR=1993] S10 E21 N22 W21 S12 $ N12 E21 N5 E1 N5 W1 N20 W40$ E49 N20$.

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	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	1987	1987	3	52	270	
2	0811	CONCRETE B	0	100	51	16	816.00	SF	5.20	5.20	100	1987	1987	3	52	2,206	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
4	0811	CONCRETE B	0	100	0	0	574.00	SF	5.20	5.20	100	2000	2000	3	79	2,358	

LAND DESCRIPTION

TOTAL OB/XF 7,004

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	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS