

LOT 10
IN OR 1684/485
ISLAND BLUFF SUB PB 5/92

ZUBER BARBARA A LVG TRUST/ZUBER BARBARA A TRUSTEE
1722 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0010-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	21 STONE 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
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	

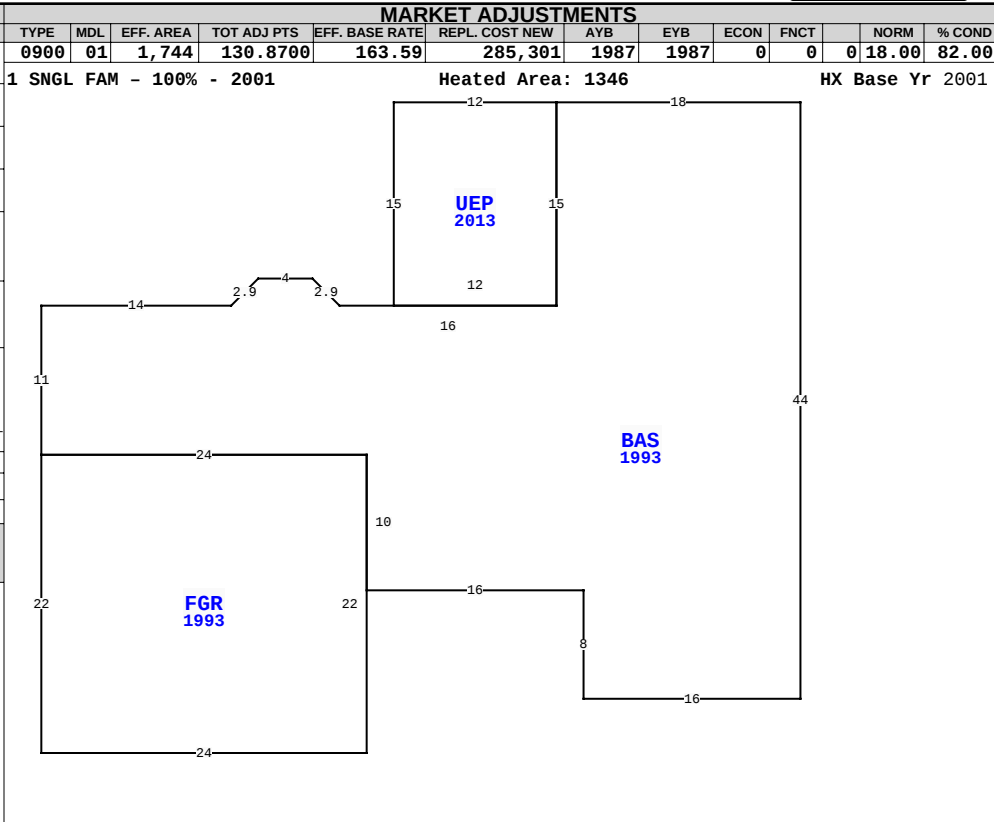
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,346	100	1,346	180,557
FGR	528	55	290	38,902
UEP	180	60	108	14,488

TOTALS	2,054	1,744	233,947
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	22	3	66.00	SF	6.50	6.50	100	1987
2	0811	CONCRETE B	0 100	50	16	800.00	SF	5.20	5.20	100	1987
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987

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

REVIEW DATE	01/31/2024	BY	KBA
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1722 BLUE HERON LN, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
4,556											

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4,556											

Total Acres: 0.00	Total Land Value: 150,000	Market: 0	Agricultural: 0	Common: 150,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		233,947	
TOTAL MARKET OB/XF VALUE		4,556	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		388,503	
SOH/AGL Deduction		253,040	
ASSESSED VALUE		135,463	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		85,463	
TOTAL JUST VALUE		388,503	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		353,345	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3852	N/A	27,848	01/30/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1684/0485	6/22/2010	QC U	I	11	
GRANTOR: ZUBER BARBARA A					
GRANTEE: ZUBER BARBARA A TRU					
0914/1642	1/10/2000	WD U	I		135,900
GRANTOR: LAWRENCE JOSEPH W II					
GRANTEE: ZUBER BARBARA A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W18 UEP=[YR=2013] W12 S15 E12 N15 \$ S15 W16 U2 L2 W4 D2 L2 W14S11 FGR=[YR=1993] S22 E24 N22 W24 \$ E24 S10 E16 S8 E16 N44 \$.											