

LOT 11  
IN OR 1517/129  
ISLAND BLUFF SUB PB 5/92

HILL ERNEST R SR LIVING TRUST  
1726 BLUE HERON LN  
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0011-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 80  |
| Exterior Wall            | 10 | ABOVE AVG 20   |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 08 | SHT VINYL 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 |
|---------|--|----------|----|

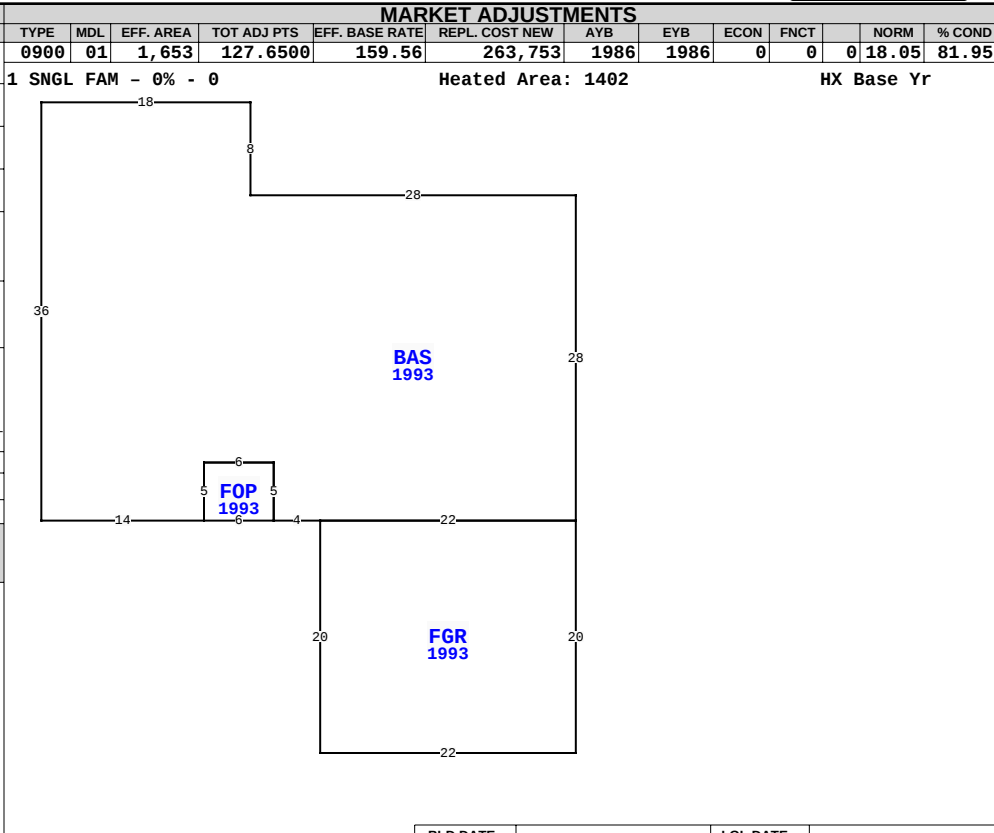
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 2009.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,402            | 100         | 1,402        | 183,325              |
| FGR       | 440              | 55          | 242          | 31,644               |
| FOP       | 30               | 30          | 9            | 1,177                |
| TOTALS    | 1,872            |             | 1,653        | 216,146              |

|                |  |
|----------------|--|
| 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   | 0811       | CONCRETE B  | 0   | 0   | 0  | 0  | 848.00 | SF | 5.20  | 5.20           | 100       | 1986    | 1986        | 3 | 49.5   | 2,183           |       |
| 2   | 0810       | CONCRETE A  | 0   | 0   | 0  | 0  | 198.00 | SF | 6.50  | 6.50           | 100       | 1986    | 1986        | 3 | 49.5   | 637             |       |
| 3   | 0811       | CONCRETE B  | 0   | 0   | 28 | 10 | 280.00 | SF | 5.20  | 5.20           | 100       | 1986    | 1986        | 3 | 49.5   | 721             |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 3,541    |     |     |          |       |       |             |           |     |          |        |         |            |                |            |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| 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 |
| 1                | 000100   | C   | SFR                  | 0   |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 150,000.00 | 150,000.00     | 150,000    |



|                                      |          |  |           |            |     |
|--------------------------------------|----------|--|-----------|------------|-----|
| 1726 BLUE HERON LN, FERNANDINA BEACH | BLD DATE |  | LGL DATE  | 04/03/2024 | MLU |
|                                      | XF DATE  |  | LAND DATE |            |     |
|                                      | INC DATE |  | AG DATE   |            |     |

| TOTAL OB/XF 3,541 |            |             |     |     |    |    |        |    |       |                |           |         |             |   |        |                 |
|-------------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|
| 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 |
| 1                 | 0811       | CONCRETE B  | 0   | 0   | 0  | 0  | 848.00 | SF | 5.20  | 5.20           | 100       | 1986    | 1986        | 3 | 49.5   | 2,183           |
| 2                 | 0810       | CONCRETE A  | 0   | 0   | 0  | 0  | 198.00 | SF | 6.50  | 6.50           | 100       | 1986    | 1986        | 3 | 49.5   | 637             |
| 3                 | 0811       | CONCRETE B  | 0   | 0   | 28 | 10 | 280.00 | SF | 5.20  | 5.20           | 100       | 1986    | 1986        | 3 | 49.5   | 721             |

| TOTAL OB/XF 3,541 |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |
|-------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 1                 | 000100   | C   | SFR                  | 0   |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 150,000.00 | 150,000.00     |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-----------|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD  |  |  |  |  |  |  |
| Tax Group: 8              |  |  |  |  |  |  |  |  |  | Tax Dist: |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 216,146   |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 3,541     |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 150,000   |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 369,687   |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 80,566    |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 289,121   |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 0         |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 289,121   |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 369,687   |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0         |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 335,182   |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                  |            |              |        |        |           |               |  |
|-----------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number        | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1517/0129                   | 8/03/2007  | QC           | U      | I      | 07        | 100           |  |
| GRANTOR:HILL ERNEST R SR    |            |              |        |        |           |               |  |
| GRANTEE:HILL ERNEST R SR TR |            |              |        |        |           |               |  |
| 0812/0915                   | 11/05/1997 | DT           | U      | I      | 01        | 100           |  |
| GRANTOR:HILL ERNEST R SR    |            |              |        |        |           |               |  |
| GRANTEE:HILL ERNEST R SR TR |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W28 N8 W18 S36 E14 FOP=[YR=1993] E6 N5 W6 S5 \$ N5 E6 S5 E4 FGR=[YR=1993] S20 E22 N20 W22 \$ E22 N28 \$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |