

WOOD WENDY A & JOHN A
1728 BLUE HERON LN
FERNANDINA BEACH, FL 32034

00-00-30-031B-0012-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 80
Exterior Wall12CEDAR 20
Roof Structure03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo13LVT/LAMNT 100
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame02WOOD FRAME 100

Stories Units1.
Units1.
0
BUD8 Adjustme05DIST 1A 100
Occupancy00NONE 100

Quality06Quality Level 06
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA02
NEIGHBORHOOD/LOC2009.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS1,3501001,350263,585
FGR4845526651,936
FOP4230132,538

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREA TOT ADJ PTS EFF. RATE REPL. COST NEW AYBYEBECONFNCTNORM% COND
0500011,629131.6106197.42321,59719872020001.1098.90
1 SFR CUST - 100% - 2024 Heated Area: 1350 HX Base Yr 2024

-48-12-

28157

FGR BAS FOP 1993 1993 1993

2222-6-

BLD DATEXF DATEINC DATE
LGL DATELAND DATEAG DATE

04/03/2024MLU

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARD
Tax Group: 8 Tax Dist:
BUILDING MARKET VALUE318,059
TOTAL MARKET OB/XF VALUE1,788
TOTAL LAND VALUE - MARKET180,000
TOTAL MARKET VALUE499,847
SOH/AGL Deduction0
ASSESSED VALUE499,847
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE449,847
TOTAL JUST VALUE499,847
NCON VALUE85,797
INCOME VALUE
PREVIOUS YEAR MKT VALUE355,768

SAMPLE PERMIT DATA

PERMIT NUMDESCRIPTIONAMTISSUED
B240004512POOL SCREEN ENCLO18,00004/18/2024
SP240004385INGROUND SWIMMING74,00004/17/2024
22017161REMODEL120,00011/18/2022
22013103REPAIR/RRF12,00008/25/2022
22003160DEMOLITION002/28/2022
BP4014N/A46,10404/13/1987

SAMPLE SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDSALE PRICE
2502/106110/04/2021WDQI01425,000
GRANTOR: RICHARDSON EMMA C
GRANTEE: WOOD WENDY A & JOHN
1219/06363/31/2004TDUI01100
GRANTOR: RICHARDSON EMMA C TRU
GRANTEE: RICHARDSON EMMA C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993; ORIG=-12,10] W48 S28 E32 E6 N15 E22 N13 W12 \$
FGR=[YR=1993; ORIG=-22,45] E22 N22 W22 S22 \$
FOP=[YR=1993; ORIG=-28,38] S7 E6 N7 W6 \$
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LAND DESCRIPTION

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT UNITUNITDPHT% TOT UNITADJ LND VLAOTHER AND NOTESYEARDENSITYDECLFRZYR CONSRV
1000100CSFR100RSF-20.000.001.00LT1.001.001.20150,000.00180,000.00180,000PRINTED 08/06/2024 BY SYS