

LOT 26
IN OR 1167/742
ISLAND BLUFF SUB PB 5/92

HIGGINS PATRICK
1705 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0026-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																
Exterior Wall	05	AVERAGE 80								0900	01	1,660	126.7300	158.41	262,961	1986	1986	0	0	0	16.90	83.10	VALUATION BY																
Exterior Wall	12	CEDAR 20								1 SNGL FAM - 0% - 2024										Heated Area: 1388										HX Base Yr									
Roof Structure	03	GABLE/HIP 100																		Tax Group: 8										Tax Dist:									
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										218,521									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										6,226									
Interior Floor	14	CARPET 80																		TOTAL LAND VALUE - MARKET										150,000									
Interior Floor	08	SHT VINYL 20																		TOTAL MARKET VALUE										374,747									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										0									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										374,747									
Bedrooms	3	100																		TOTAL EXEMPTION VALUE										0									
Bathrooms	2	100																		BASE TAXABLE VALUE										374,747									
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										374,747									
Stories	1.	1. 100								NCON VALUE										0																			
Units	0	100								INCOME VALUE																													
BUD8 Adjustme	05	DIST 1A 100																		PREVIOUS YEAR MKT VALUE										324,899									
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	1,388	100	1,388	182,714																																			
FGR	484	55	266	35,016																																			
FOP	20	30	6	789																																			
TOTALS		1,892		1,660		218,521																																	
EXTRA FEATURES										1705 BLUE HERON LN, FERNANDINA BEACH										04/03/2024 MLU																			
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	35	4	140.00	SF	5.20	5.20	100	1986	1986	3	49.5	360																							
2	0811	CONCRETE B	0	0	46	16	736.00	SF	5.20	5.20	100	1986	1986	3	49.5	1,894																							
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100																							
4	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1993	1993	3	20	720																							
5	1242	WD DECK A	0	0	30	16	480.00	SF	10.00	10.00	100	2005	2005	3	24	1,152																							
TOTAL OB/XF 6,226																																							
LAND DESCRIPTION																																							
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
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																						
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																																							