LOT 2
IN OR 2148/1462
OAK RIDGE PB 5/127

HENDERSON LOGAN H & SUE L
2140 BLUE HERON CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-043A-0002-0000

BUILDING CHARACTERISTICS

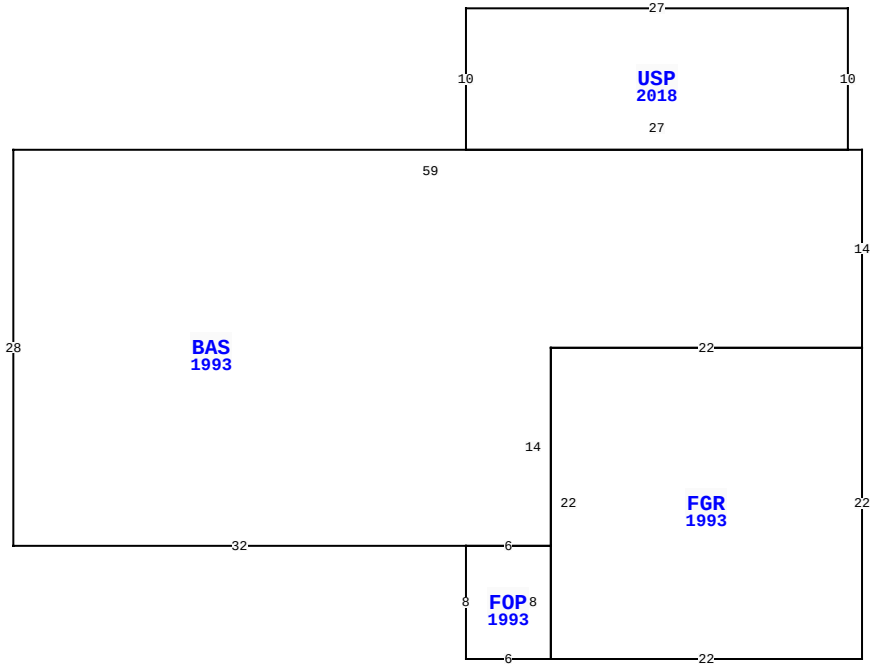
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100	1,372	181,657
FGR	484	55	266	35,220
FOP	48	30	14	1,854
USP	270	30	81	10,725
TOTALS	2,174		1,733	229,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,733	125.3500	156.69	271,544	1987	1990	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2019 Heated Area: 1372 HX Base Yr 2019



2140 BLUE HERON CT, 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	229,455
TOTAL MARKET OB/XF VALUE	12,933
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	392,388
SOH/AGL Deduction	151,934
ASSESSED VALUE	240,454
TOTAL EXEMPTION VALUE	VP HX HB VX 203,363
BASE TAXABLE VALUE	37,091
TOTAL JUST VALUE	392,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010274	CARPORT	11,020	11/17/2017
25044	12X16 STG SHED	7,500	08/01/2011
3968	NEW CONSTR	45,104	03/25/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2148/1462	9/28/2017	WD	Q	I	02	243,000
GRANTOR: CREECH MAX ALLEN						
GRANTEE: HENDERSON LOGAN H &						
1801/0056	6/26/2012	WD	U	I	11	100
GRANTOR: JONES ANTHONY L & CYN						
GRANTEE: CREECH MAX ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 USP=[YR=2018] N10W27 S10 E27$ W59 S28E32 FOP=[YR=1993] S8E6 FGR=[YR=1993] E22 N22W22S22$ N8W6$ E6N14E22 N14$.

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	46	16	736.00	SF	6.50	6.50	100	1987	1987	3	52	2,488	
2	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	1987	1987	3	52	406	
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1988	1988	3	54.5	319	
4	0755	FSP	0	100	10	27	270.00	SF	20.00	20.00	100	1995	1995	3	20	1,080	
5	0940	SHEDS/PORT	0	100	12	16	192.00	SF	90.00	90.00	100	2011	2011	3	50	8,640	

LAND DESCRIPTION

TOTAL OB/XF 12,933

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	0006	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