

LOT 3
OAK RIDGE PB 5/127

RAMSEY NICHOLAS
1631 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-043A-0003-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	12	CEDAR 100	0900	01	2,061	131.4082	164.26	338,540	1988	1988	0	0	0	17.50	82.50	STANDARD													
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022													Heated Area: 1672													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022													
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 80																											
Interior Floor	11	CLAY TILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 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	1,032	100	1,032	139,851																									
FGR	621	55	342	46,346																									
FOP	156	30	47	6,369																									
FUS	640	100	640	86,729																									
TOTALS			2,449	2,061	279,296																								
EXTRA FEATURES			1631 BLUE HERON LN, FERNANDINA BEACH																										
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1988	1988	3	64	2,240														
2	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	100	1988	1988	3	54.5	1,791														
3	1242	WD DECK A	0	100	15	11	165.00	SF	10.00	100	1988	1988	3	20	330														
4	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	100	1988	1988	3	54.5	308														
TOTAL OB/XF 4,669																													
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	100		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																													