

LOT 5
IN OR 533 PG 1243
OAK RIDGE PB 5/127

WILSON THOMAS M & SHELLY F
2127 BLUE HERON COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-043A-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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
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NEIGHBORHOOD/LOC	2008.00
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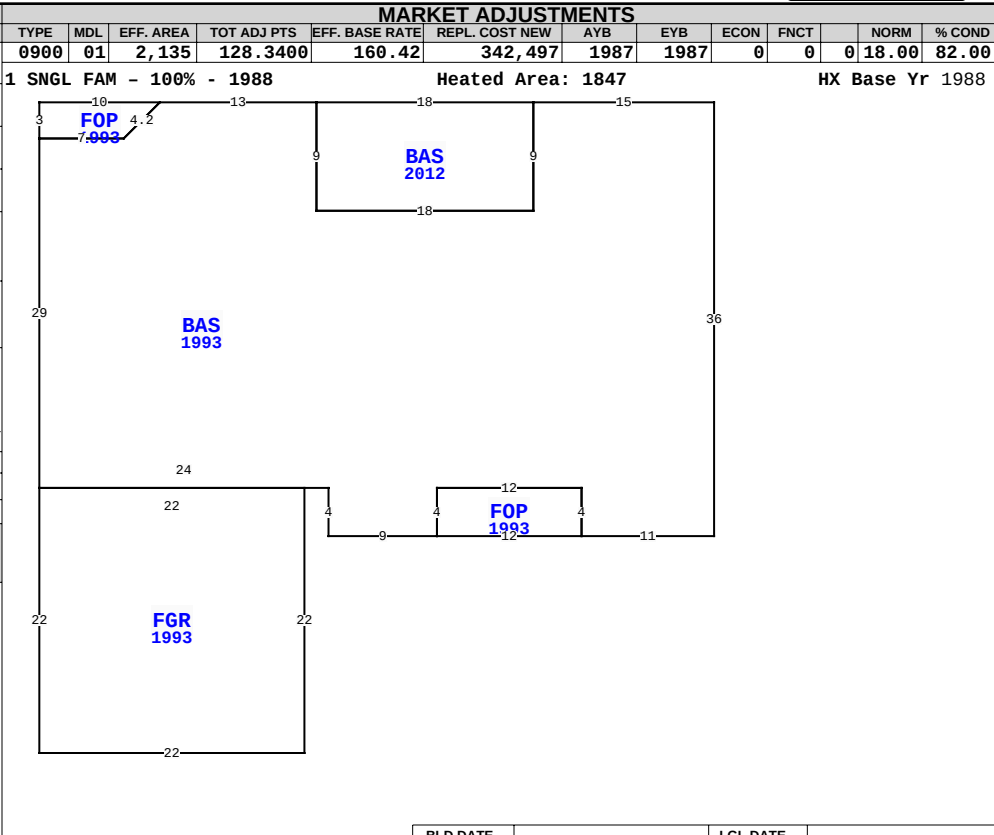
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,685	100	1,685	221,653
BAS	162	100	162	21,310
FGR	484	55	266	34,991
FOP	26	30	8	1,052
FOP	48	30	14	1,842
TOTALS	2,405		2,135	280,848

EXTRA FEATURES		
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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	0 100	43	16	688.00	SF	5.20	5.20	100	1987	1987	3	52	1,860	
2	0810	CONCRETE A	0 100	34	3	102.00	SF	6.50	6.50	100	1987	1987	3	52	345	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
4	1242	WD DECK A	0 100	0	0	312.00	SF	10.00	10.00	100	2000	2000	3	20	624	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	
REVIEW DATE: 01/01/2020 BY: WPA					

REVIEW DATE 01/31/2024 BY KBA



2127 BLUE HERON CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF			4,069
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Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		280,848
TOTAL MARKET OB/XF VALUE		4,069
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		434,917
SOH/AGL Deduction		293,312
ASSESSED VALUE		141,605
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,605
TOTAL JUST VALUE		434,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0533/1243	12/28/1987	WD	Q	I		88,200	
GRANTOR: JOHUBOKE							
GRANTEE: WILSON THOMAS M							
0533/1242	12/28/1987	WD	Q	V		15,000	
GRANTOR: RAM CONSTRUCTION							
GRANTEE: JOHUBOKE							

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993] W15	BAS=[YR=2012] W18	S9 E18 N9 \$ S9 W18 N9 W13
FOP=[YR=1993] W10	S3 E7 U3 R3 \$ D3 L3	W7 S29 FGR=[YR=1993] S22
E22 N22 W22 \$ E24	S4 E9 FOP=[YR=1993] E12	N4 W12 S4 \$ N4 E12
S4 E11	N36 \$	