LOT 6
IN OR 1067/1592
OAK RIDGE PB 5/127

**MOUNCE ROBERT KENT**
2126 BLUE HERON COURT
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-043A-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

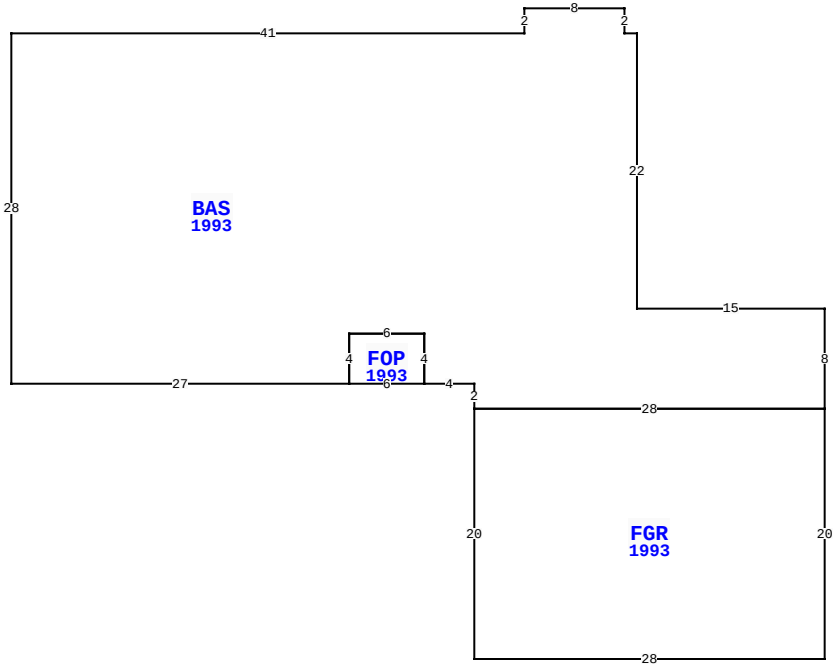
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 1,538 | 100 | 1,538 | 207,170 |
| FGR | 560 | 55 | 308 | 41,488 |
| FOP | 24 | 30 | 7 | 943 |
| TOTALS | 2,122 | | 1,853 | 249,600 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,853 | 129.8304 | 162.29 | 300,723 | 1989 | 1989 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SNGL FAM – 100% - 2003 Heated Area: 1538 HX Base Yr 2003




2126 BLUE HERON CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 249,600 |
| TOTAL MARKET OB/XF VALUE | | 15,382 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 414,982 |
| SOH/AGL Deduction | | 247,272 |
| ASSESSED VALUE | | 167,710 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 117,710 |
| TOTAL JUST VALUE | | 414,982 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 369,225 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1313591 | REPAIR/RRF | 8,200 | 08/01/2013 |
| 3374 | SWIM POOL | 0 | 01/26/1989 |
| 5471 | SWIM POOL | 7,000 | 01/26/1989 |
| 5671 | NEW CONSTR | 500 | 01/26/1989 |
| 2878 | H/AC | 2,300 | 01/13/1989 |
| 5637 | NEW CONSTR | 2,300 | 01/13/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1067/1592 | 7/11/2002 | WD | Q | I | | 141,000 |
| GRANTOR: CUMMINS MICHAEL L & C | | | | | | |
| GRANTEE: MOUNCE ROBERT KENT | | | | | | |
| 0781/0500 | 1/03/1997 | WD | U | I | 21 | 105,900 |
| GRANTOR: CHRISTIANSEN JAMES M | | | | | | |
| GRANTEE: CUMMINS MICHAEL L & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W15 N22 W1 N2 W8 S2 W41 S28 E27 FOP=[YR=1993] E6 N4 W6 S4 $ N4 E6 S4 E4 S2 FGR=[YR=1993] S20 E28 N20 W28 $ E28 N8 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 66 | 2,310 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,130.00 | SF | 4.00 | 4.00 | 100 | 1989 | 1989 | 3 | 57 | 2,576 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 15 | 30 | 450.00 | SF | 85.00 | 85.00 | 100 | 1989 | 1989 | 3 | 20 | 7,650 | |
| 4 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 616.00 | SF | 7.25 | 7.25 | 100 | 1989 | 1989 | 3 | 57 | 2,546 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 10 | 7 | 70.00 | SF | 6.50 | 6.50 | 100 | 1993 | 1993 | 3 | 66 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,382

| 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 | | 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