

ALTMAN SARAH & BRANDON
1664 BLUE HERON LN
FERNANDINA BEACH, FL 32034

00-00-30-043B-0001-0000

BUILDING CHARACTERISTICS
CONSTRUCTION

ELEMENT CD
0900 01 2,870 120.0991 150.12 430,844 1990 1995 0 0 13.78 86.22
Exterior Wall 21 AVERAGE 90 STONE 10
Roof Structur 03 GABLE/HIP 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 100
Interior Floo 14 CARPET 70
Interior Floo 11 CLAY TILE 30
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 3 100
Bathrooms 3 100

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	2,167	100	2,167	280,482
FEP	320	80	256	33,135
FOP	24	30	7	906
SFB	550	80	440	56,951

TOTALS 3,061 2,870 371,474

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0900 01 2,870 120.0991 150.12 430,844 1990 1995 0 0 13.78 86.22

VALUATION BY STANDARD
Tax Group: 8 Tax Dist:
BUILDING MARKET VALUE 371,474
TOTAL MARKET OB/XF VALUE 6,505
TOTAL LAND VALUE - MARKET 160,000
TOTAL MARKET VALUE 537,979
SOH/AGL Deduction 81,382
ASSESSED VALUE 456,597
TOTAL EXEMPTION VALUE 0
BASE TAXABLE VALUE 456,597
TOTAL JUST VALUE 537,979
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 506,672

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION SUMMARY

PERMIT NUM DESCRIPTION AMT ISSUED
6102 NEW CONSTR 75,725 11/07/1989

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE
2242/1965 9/05/2018 QC U I 11 100

GRANTOR:FARIS JANET E
GRANTEE:ALTMAN SARAH & BRAN
1904/1413 2/27/2014 WD Q I 02 241,500
GRANTOR:BURNETTE CHARLES J &
GRANTEE:FARIS JANET E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 FEP=[YR=2011] N16 W20 S16 E20 \$ W31 S12
SFB=[YR=2011] W22 S25 E22 N25 \$ S30 E18 N4 FOP=[YR=1993] E6
N4 W6 S4 \$ N4 E6 S4 E13 N4 E20 N23 E3 N11 \$.

LAND DESCRIPTION TOTAL OB/XF 6,505

L N USE CODE CLS LAND USE DESCRIPTION CAP RD LOC ZONE FRONT DEPTH TOT LND UTLS UNIT TYPE DT DPHT 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 0006 RSF-2 0.00 0.00 1.00 LT 1.00 1.00 1.00 160,000.00 160,000.00 160,000

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS