

LOT 2 IN OR 580/924
OAK RIDGE #2 PB 5/155

PATTERSON WAYNE A & WANDA J
1652 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-043B-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 80
Interior Floo	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.	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	1,031	100	1,031	134,114
BAS	384	100	384	49,952
FGR	528	55	290	37,724
FUS	342	100	342	44,488
UOP	63	20	13	1,691

TOTALS	2,348		2,060	267,969
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT 2,000.00	2,000.00
2	0812	CONCRETE C	0	100	0	0	1,371.00	SF 4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	01/31/2024	BY	KBA
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,060	123.5192	154.40	318,064	1989	1989	0	0
1 SNGL FAM - 100% - 0									
Heated Area: 1757									
HX Base Yr									

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF									
4,446									

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4,446									

Total Acres:	0.00	Total Land Value:	160,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY									
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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		267,969
TOTAL MARKET OB/XF VALUE		4,446
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		432,415
SOH/AGL Deduction		289,489
ASSESSED VALUE		142,926
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,926
TOTAL JUST VALUE		432,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0006775	REMODEL	10,000	04/17/2000
B9401561	ADDITION	8,000	12/01/1994
5873	NEW CONSTR	55,490	07/17/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0580/0924	10/03/1989	WD	Q	V	
19,000					
GRANTOR: BOATRIGHT J C ET AL					
GRANTEE: PATTERSON WAYNE & W					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W24 BAS=[YR=1993] W9 N5 W28 BAS=[YR=1995] W12 S32 E12 N32 \$ S32 E28 N5 UOP=[YR=1993] E9 N7 W9S7 \$ N7 E9 N15 \$ S22 E24 N22 \$ PTR= E15 FUS=[YR=1993] E18 S19 W18 N19 \$ W15 \$.									