



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 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
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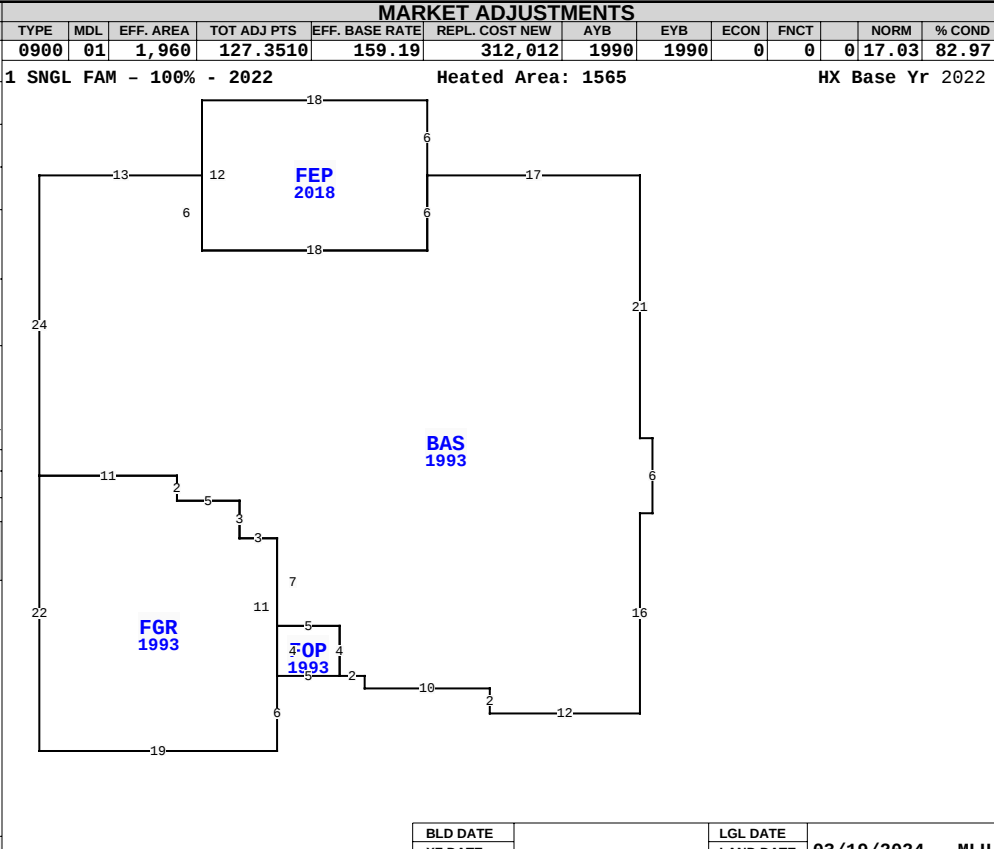
NEIGHBORHOOD/LOC	2008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100	1,565	206,705
FEP	216	80	173	22,850
FGR	393	55	216	28,529
FOP	20	30	6	792
TOTALS	2,194		1,960	258,876

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0810	CONCRETE A	0 100	50	16	800.00	SF	6.50	6.50	100	1990	1990	3	59.5	3,094	
2	0810	CONCRETE A	0 100	12	3	36.00	SF	6.50	6.50	100	1990	1990	3	59.5	139	
3	1242	WD DECK A	0 100	0	0	217.00	SF	10.00	10.00	100	1995	1995	3	20	434	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



1590 BLUE HERON LN, FERNANDINA BEACH

TOTAL OB/XF		
L N	OB/XF CODE	DESCRIPTION
1	0810	CONCRETE A
2	0810	CONCRETE A
3	1242	WD DECK A

TOTAL OB/XF		
L N	OB/XF CODE	DESCRIPTION
1	0810	CONCRETE A
2	0810	CONCRETE A
3	1242	WD DECK A

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 8 Tax Dist:									
BUILDING MARKET VALUE									
258,876									
TOTAL MARKET OB/XF VALUE									
3,667									
TOTAL LAND VALUE - MARKET									
160,000									
TOTAL MARKET VALUE									
422,543									
SOH/AGL Deduction									
72,690									
ASSESSED VALUE									
349,853									
TOTAL EXEMPTION VALUE									
50,000									
BASE TAXABLE VALUE									
299,853									
TOTAL JUST VALUE									
422,543									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
395,654									
SALES DATA									
OFF RECORD DATE TYPE Q V RSN SALE									
Number INST U I I CD PRICE									
2331/1890 1/07/2020 WD Q I 01 379,500									
GRANTOR: BENUS DAVID M & MANUE									
GRANTEE: LOUCKS LISA									
2116/1854 4/21/2017 WD Q I 01 280,000									
GRANTOR: AUBURN KIMBERLY & HEN									
GRANTEE: BENUS DAVID M & MAN									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W17 FEP=[YR=2018] N6 W18 S12 E18 N6 \$ S6 W18 N6									
W13 S24 FGR=[YR=1993] S22 E19 N6 FOP=[YR=1993] E5 N4 W5 S4 \$									
N11 W3 N3 W5 N2 W11 \$ E11 S2 E5 S3 E3 S7 E5 S4 E2 S1 E10									
S2E12 N16 E1 N6 W1 N21 \$.									