LOT 6
OAK RIDGE #2 PBK 5/155

DROSNOCK JON E/FREIDHOFF SHIRLEY
1552 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-043B-0006-0000

BUILDING CHARACTERISTICS

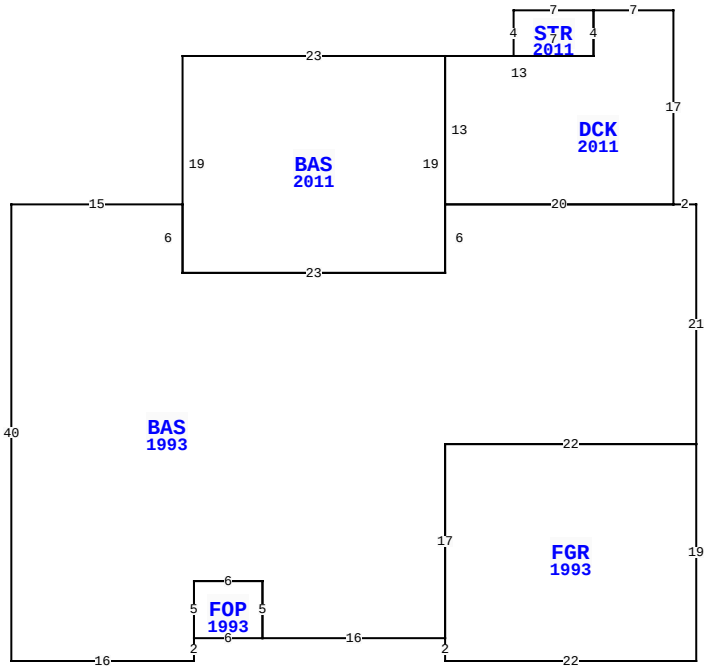
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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
NEIGHBORHOOD/LOC	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1,770	311,899
BAS	437	100	437	77,005
DCK	288	10	29	5,111
FGR	418	55	230	40,529
FOP	30	30	9	1,586
STR	28	10	3	528
TOTALS	2,971		2,478	436,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,478	124.3104	186.47	462,073	1988	2012	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2022 Heated Area: 2207 HX Base Yr 2022



1552 BLUE HERON LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		436,659
TOTAL MARKET OB/XF VALUE		7,108
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		603,767
SOH/AGL Deduction		17,279
ASSESSED VALUE		586,488
TOTAL EXEMPTION VALUE	HX HB VX WX	60,000
BASE TAXABLE VALUE		526,488
TOTAL JUST VALUE		603,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		569,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23766	ADDITION	48,175	07/01/2010
4482	NEW CONSTR	48,475	11/04/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2470/0466	6/11/2021	WD	Q	I	01	640,000
GRANTOR: FARIS JANET E & THOMA						
GRANTEE: DROSNOCK JON E & SH						
1274/0242	11/16/2004	WD	Q	I		279,900
GRANTOR: MELANCON PAMELA T & R						
GRANTEE: FARIS JANET ELAINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 DCK=[YR=2011] N17W7 STR=[YR=2011] W7S4E7N4$ S4W13 BAS=[YR=2011] W23S19E23N19$ S13E20$ W20S6 W23N6 W15S40 E16N2 FOP=[YR=1993] E6 N5 W6 S5$ N5 E6 S5 E16 FGR=[YR=1993] S2 E22 N19 W22 S17 $ N17 E22 N21$.

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	1988	1988	3	64	2,240	
2	0810	CONCRETE A	0	100	0	0	1,203.00	SF	6.50	6.50	100	1988	1988	3	54.5	4,262	
3	0810	CONCRETE A	0	100	57	3	171.00	SF	6.50	6.50	100	1988	1988	3	54.5	606	

LAND DESCRIPTION

TOTAL OB/XF 7,108

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	0006	RG-1	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