LOT 7 IN OR 891/117 &
PT OF LOT 8 IN OR 2169/556
OAK RIDGE #2 PBK 5/155

HARRELL WILLIAM JR & PATRICIA
1544 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-043B-0007-0000

BUILDING CHARACTERISTICS

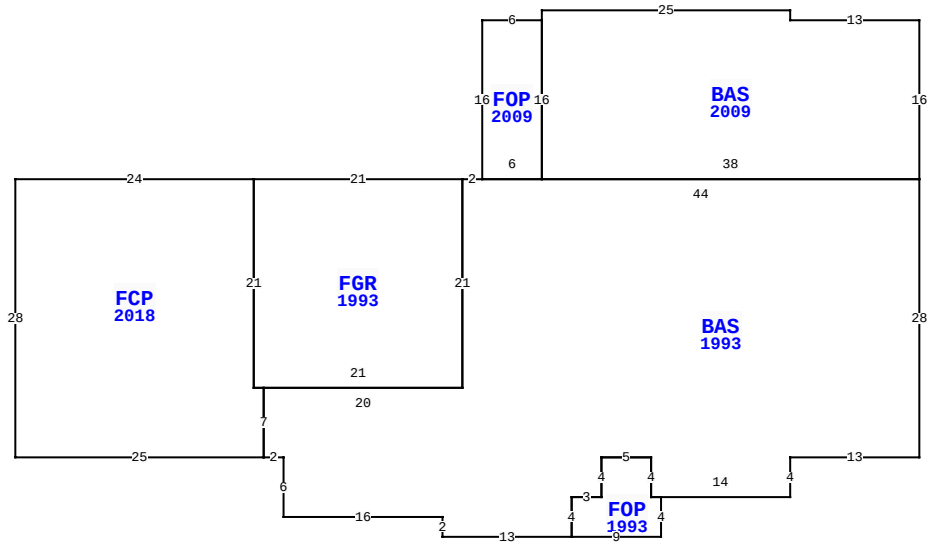
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,696	100	1,696	232,382
BAS	633	100	633	86,732
FCP	679	25	170	23,293
FGR	441	55	243	33,295
FOP	56	30	17	2,330
FOP	96	30	29	3,973
TOTALS	3,601		2,788	382,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,788	123.6480	154.56	430,913	1988	2000	0	0	0	11.35	88.65

1 SNGL FAM – 100% - 1995 Heated Area: 2329 HX Base Yr 1995



1544 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		382,004
TOTAL MARKET OB/XF VALUE		13,678
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		555,682
SOH/AGL Deduction		312,254
ASSESSED VALUE		243,428
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		193,428
TOTAL JUST VALUE		555,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807767	CARPORT	17,231	07/31/2018
M14816	MECH OTHER	0	09/01/2009
B22480	ADDITION	48,000	05/01/2009
B9501786	REPAIR/RRF	3,500	03/01/1995
4886	NEW CONSTR	52,170	05/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2169/0556	12/28/2017	WD	U	V	37	2,000
GRANTOR: BRADLEY JOE B & SUSAN						
GRANTEE: HARRELL WILLIAM P J						
0891/0117	7/14/1999	QC	U	I	01	42,500
GRANTOR: HARRELL WILLIAM P JR						
GRANTEE: HARRELL WILLIAM P J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W13N1W25S1 FOP=[YR=2009] W6 S16 BAS=[YR=1993] W2 FGR=[YR=1993] W21 FCP=[YR=2018] W24 S28 E25 N7 W1 N21$ S21 E21 N21 $ S21 W20 S7 E2 S6 E16S2 E13 FOP=[YR=1993] E9 N4 W1 N4 W5 S4 W3 S4$ N4 E3 N4 E5 S4 E14 N4 E13 N28 W44$ E6N16$ S16 E38N16$.

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	0810	CONCRETE A	0	100	0	0	1,140.00	SF	6.50	6.50	100	1988	1988	3	54.5	4,038	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
3	0810	CONCRETE A	0	100	52	3	156.00	SF	6.50	6.50	100	1988	1988	3	54.5	553	
4	0811	CONCRETE B	0	100	26	20	520.00	SF	5.20	5.20	100	1996	1996	3	72	1,947	
5	1242	WD DECK A	0	100	0	0	1,225.00	SF	20.00	20.00	100	1996	1996	3	20	4,900	

LAND DESCRIPTION

TOTAL OB/XF 13,678

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		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