

PT OF LOT 8 IN OR 1237/753
(EX OR 2169/556)
OAK RIDGE #2 PBK 5/155

BRADLEY JOE B & SUSAN T
1528 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-043B-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
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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	1,820	100	1,820	212,955
FGR	616	55	339	39,666
FOP	80	30	24	2,808
FUS	1,236	100	1,236	144,623
TOTALS	3,752		3,419	400,051

EXTRA FEATURES	
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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	38	3	114.00	SF	6.50	6.50	100	1988	1988	3	54.5	404	
2	0811	CONCRETE B	0	100	49	16	784.00	SF	5.20	5.20	100	1988	1988	3	54.5	2,222	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	
4	1242	WD DECK A	0	100	5	4	20.00	SF	10.00	10.00	100	1988	1988	3	20	40	
5	1242	WD DECK A	0	100	16	10	160.00	SF	13.50	13.50	100	1988	1988	3	20	432	
6	1242	WD DECK A	0	100	12	12	144.00	SF	13.50	13.50	100	1992	1992	3	20	389	

LAND DESCRIPTION			TOTAL OB/XF 4,767														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,419	111.3016	139.13	475,685	1988	1990	0	0	0 15.90	84.10
1 SNGL FAM - 100% - 2005											
Heated Area: 3056											
HX Base Yr 2005											

1528 BLUE HERON LN, FERNANDINA BEACH	BLD DATE	LGL DATE	03/19/2024	MLU
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	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				400,051	
TOTAL MARKET OB/XF VALUE				4,767	
TOTAL LAND VALUE - MARKET				160,000	
TOTAL MARKET VALUE				564,818	
SOH/AGL Deduction				313,513	
ASSESSED VALUE				251,305	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				201,305	
TOTAL JUST VALUE				564,818	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				531,547	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7978	NEW CONSTR	2,000	04/02/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1237/0753	6/11/2004	WD	Q	I	
					SALE PRICE
					271,000
GRANTOR: CRUMP PARNELL J JR &					
GRANTEE: BRADLEY JOE B & SUS					
0844/0578	8/09/1998	WD	Q	I	
					186,000
GRANTOR: POWELL SCOTT & TAMARA					
GRANTEE: CRUMP PARNELL J JR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FUS=[YR=1993] W20 N4 W17 S4 W16 S11 E7 S15 E39 N15 E7 N11 \$ PTR= E15 BAS=[YR=1993] E6 N14 E16 N4 E17 S4 E20 S26 FGR=[YR=1993] E4 S28 W22 N28 E18 \$ W18 S12 W7 FOP=[YR=1993] W19 N4 U2 R2 E4 D2 R2 E7 D4 R4 \$ U4 L4 W7 U2 L2 W4 L2 D2 W7 U2 L2 N6 W6 N12 \$ W15 \$.									