LOT 14
OAK RIDGE #2 PB 5/155

STOFFEL MARK ARTHUR & AMY C
1531 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-043B-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

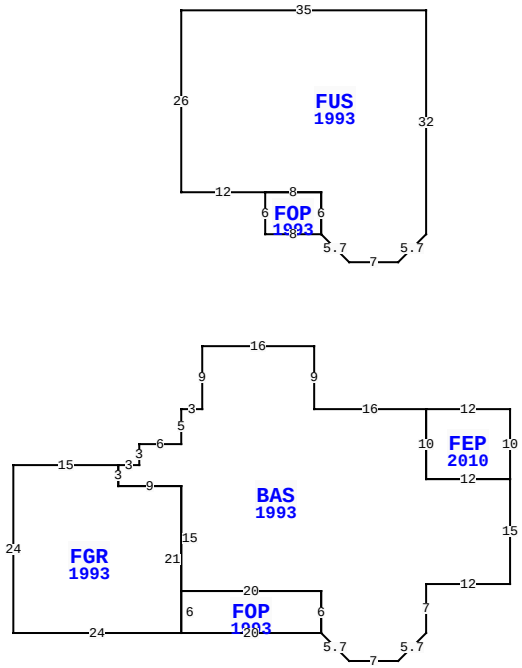
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD 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
NEIGHBORHOOD/LOC	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,413	100	1,413	213,333
FEP	120	80	96	14,494
FGR	549	55	302	45,596
FOP	48	30	14	2,114
FOP	120	30	36	5,436
FUS	1,044	100	1,044	157,621
TOTALS	3,294		2,905	438,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,905	123.8826	154.85	449,839	1988	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2023 Heated Area: 2457 HX Base Yr 2023



1531 BLUE HERON LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		438,593
TOTAL MARKET OB/XF VALUE		19,136
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		607,729
SOH/AGL Deduction		37,320
ASSESSED VALUE		570,409
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		515,409
TOTAL JUST VALUE		607,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		553,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230011758	TRELLIS 9*16 300S	9,972	09/14/2023
B230011759	POOL HOUSE	75,000	09/14/2023
B0007370	SWIM POOL	14,100	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/1888	5/10/2022	WD	Q	I	02	820,000
GRANTOR: LONG LINDA ANN						
GRANTEE: STOFFEL MARK ARTHUR						
1657/1448	1/10/2010	QC	U	I	11	100
GRANTOR: LONG WILLIAM R						
GRANTEE: LONG WILLIAM R & LI						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2010] W12 BAS=[YR=1993] W16N9 W16 S9W3 S5 W6S3 W3 FGR=[YR=1993] W15 S24 E24 FOP=[YR=1993] E20 N6 W20S6$ N21 W9 N3$ S3 E9 S15 E20 S6 D4 R4 E7 U4 R4 N7 E12 N15 W12 N10$ S10 E12 N10$ PTR=N25W12 FUS=[YR=1993] N32W35S26 E12 FOP=[YR=1993] S6E8N6W8$ E8S6 D4 R4 E7 R4 U4 $ E12S25$.

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	61	17	1,037.00	SF	6.50	6.50	100	1988	1988	3	54.5	3,674	
2	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	1988	1988	3	54.5	287	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
4	0810	CONCRETE A	0	100	0	0	364.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,408	
5	0845	KOOL DECK	0	100	0	0	638.00	SF	7.25	7.25	100	2000	2000	3	79	3,654	
6	0861	POOL GUNIT	0	100	25	10	250.00	SF	85.00	85.00	100	2000	2000	3	25	5,313	
7	1243	WD DECK F	0	100	16	10	160.00	SF	8.00	8.00	100	2000	2000	3	20	256	
8	0810	CONCRETE A	0	100	0	0	537.00	SF	6.50	6.50	100	1993	1993	3	66	2,304	

LAND DESCRIPTION

TOTAL OB/XF 19,136

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	150,000.00	150,000.00	150,000							

REVIEW DATE 07/22/2024 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS