



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	08	SHT VINYL 20
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

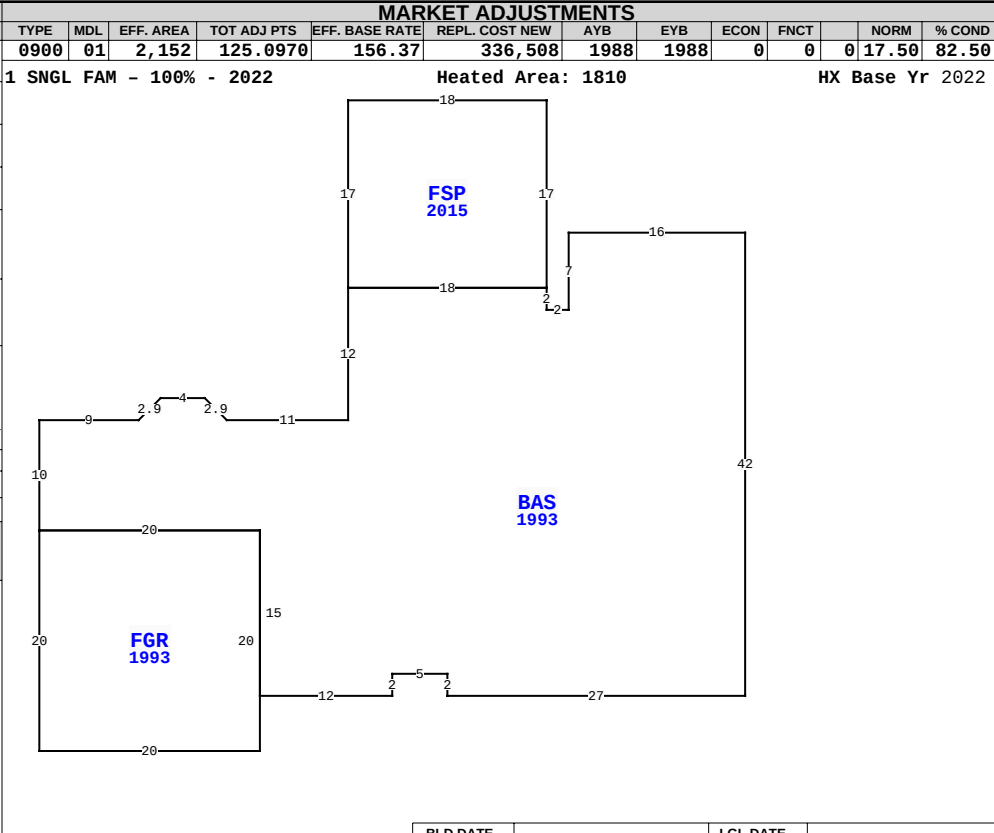
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,810	100	1,810	233,500
FGR	400	55	220	28,381
FSP	306	40	122	15,739
TOTALS	2,516		2,152	277,619

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0812	CONCRETE C	0	100	65	17	1,105.00	UT	4.00										
2	0810	CONCRETE A	0	100	0	0	73.00	SF	6.50										
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00										

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



1407 BLUE HERON LN, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0812	CONCRETE C	0	100	65	17			4.00	100	1988	1988	3	54.5	2,409	
2	0810	CONCRETE A	0	100	0	0			6.50	100	1988	1988	3	54.5	259	
3	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	1988	1988	3	64	2,240	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE	277,619	
TOTAL MARKET OB/XF VALUE	4,908	
TOTAL LAND VALUE - MARKET	150,000	
TOTAL MARKET VALUE	432,527	
SOH/AGL Deduction	52,497	
ASSESSED VALUE	380,030	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	330,030	
TOTAL JUST VALUE	432,527	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	385,433	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429352	REPAIR/RRF	25,000	09/01/2014
B149338	DEMOLITION	0	09/01/2014
B9502258	ADDITION	14,985	09/01/1995
4567	NEW CONSTR	45,090	12/29/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/1793	12/21/2021	QC	U	I	11	100
GRANTOR: STRAWGATE DANIEL & MI						
GRANTEE: STRAGATE DANIEL S &						
2478/1453	7/08/2021	TD	U	I	11	100
GRANTOR: STRAWGATE DANIEL & MI						
GRANTEE: MCALLISTER GARLAND						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W16 S7 W2 N2 FSP=[YR=2015] N17 W18 S17 E18\$ W18 S12 W11 U2 L2 W4 D2 L2 W9 S10 FGR=[YR=1993] S20 E20 N20 W20 \$ E20 S15 E12 N2 E5 S2 E27N42 \$.		