LOT 21
IN OR 1979/325
OAK RIDGE #2 PB 5/155

CROSBY GLENDA D
1401 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-043B-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

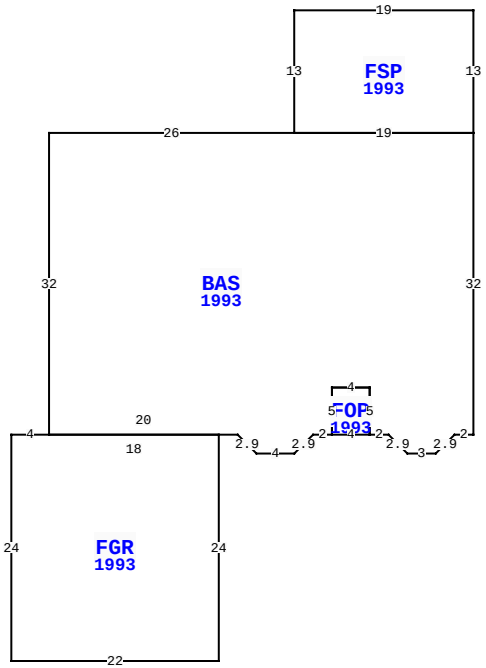
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,442	100	1,442	188,052
FGR	528	55	290	37,819
FOP	20	30	6	783
FSP	247	40	99	12,911
TOTALS	2,237		1,837	239,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,837	124.2000	155.25	285,194	1988	1988	0	0	0	16.00	84.00

1 SNGL FAM – 0% - 0 Heated Area: 1442 HX Base Yr



1401 BLUE HERON LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	239,563
TOTAL MARKET OB/XF VALUE	5,612
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	395,175
SOH/AGL Deduction	79,078
ASSESSED VALUE	316,097
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,097
TOTAL JUST VALUE	395,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4873	NEW CONSTR	50,492	05/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1979/0325	3/27/2015	SW	U	I	12	168,900
GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: CROSBY GLENDA D						
1979/0324	3/23/2015	QC	U	I	11	100
GRANTOR: JPMORGAN CHASE BANK N						
GRANTEE: LSF9 MASTER PARTICI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W19 S13 BAS=[YR=1993] W26 S32 FGR=[YR=1993] W4 S24 E22 N24 W18 $ E20 D2 R2 E4 U2 R2 E2 FOP=[YR=1993] E4 N5W4 S5$ N5 E4 S5 E2 D2 R2 E3 U2 R2 E2 N32 W19 $ E19 N13$.

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	0811	CONCRETE B	0	0	57	16	912.00	SF	5.20	5.20	100	1988	1988	3	54.5	2,585	
2	0810	CONCRETE A	0	0	38	3	114.00	SF	6.50	6.50	100	1988	1988	3	54.5	404	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
4	0810	CONCRETE A	0	0	12	9	108.00	SF	6.50	6.50	100	1988	1988	3	54.5	383	

LAND DESCRIPTION

TOTAL OB/XF 5,612

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	0		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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS