BLOCK 207 LOTS S1/2 OF 3 & 6
ALL LOTS 4 & 5
CITY OF FDNA BEACH

TESTAMENTARY TRUST UNDER THE LAST WILL & TESTAMENT
2127 BLUE HERON CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0207-0032

BUILDING CHARACTERISTICS

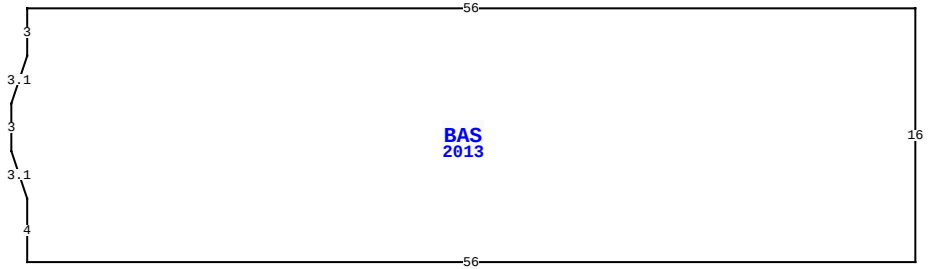
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	902	100	902	39,892
TOTALS	902		902	39,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	902	113.4000	85.05	76,715	2003	2003	0	0	0	48.00	52.00

5 M/H 94+ – 0% - 2024 Heated Area: 902 HX Base Yr



1553 CLINCH DR, FERNANDINA BEACH

BLD DATE	10/28/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	152,557
TOTAL MARKET OB/XF VALUE	15,558
TOTAL LAND VALUE - MARKET	200,400
TOTAL MARKET VALUE	368,515
SOH/AGL Deduction	0
ASSESSED VALUE	368,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	368,515
TOTAL JUST VALUE	368,515
NCON VALUE	112,665
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007776	CO		07/27/2023
230007776	15*56 2/2 JACOBSE		06/16/2023
22010425	DEMOLITION	0	07/07/2022
19004647	FOP/FSP	1,500	06/01/2019
19002187	MH MOVE-ON	0	03/05/2019
18008226	DEMOLITION	2,000	10/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/1121	4/06/2023	PR	U	I	19	100
GRANTOR: CLOER PATSY TYSON AS						
GRANTEE: TESTAMENTARY TRUST						
1904/1336	2/03/2014	WD	U	I	11	100
GRANTOR: GOODMAN FRED G						
GRANTEE: KLINE LAWRENCE DELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W56 S3 D3 L1 S3 D3 R1 S4 E56 N16$.

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	0351	CARPORT MT	0	0	21	12	252.00	SF	10.00	10.00	100	1992	1992	3	20	504	
2	0810	CONCRETE A	0	0	14	8	112.00	SF	6.50	6.50	100	1980	1980	3	32.5	237	
3	0810	CONCRETE A	0	0	8	20	160.00	SF	6.50	6.50	100	1980	1980	3	32.5	338	
4	2810	MH SPACE	0	0	0	0	5.00	SF	2,400.00	2,400.00	100	0	0	3	100	12,000	
5	0940	SHEDS/PORT	0	0	12	12	144.00	SF	33.00	33.00	100	2005	2005	3	24	1,140	
6	0752	USP	0	0	10	13	130.00	SF	15.00	15.00	100	2004	2004	3	36	702	
7	0351	CARPORT MT	0	0	20	12	240.00	SF	5.90	5.90	100	2010	2010	3	45	637	

LAND DESCRIPTION

TOTAL OB/XF 15,558

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	000200	C	MBL HM SUB	0	0006	RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	50,000							
2	000200	C	MBL HM SUB	0	0006	RSF-2	150.00	100.00	150.00	FF		1.00	1.00	0.70	480.00	336.00	50,400							
3	000102	C	SFR/MH	0	0006	RSF-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							

REVIEW DATE 02/15/2024 BY TW Total Acres: 0.00 Total Land Value: 200,400 Market: 0 Agricultural: 0 Common: 200,400 PRINTED 08/06/2024 BY SYS

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ALL LOTS 4 & 5
CITY OF FDNA BEACH

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2127 BLUE HERON CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0207-0032

BUILDING CHARACTERISTICS

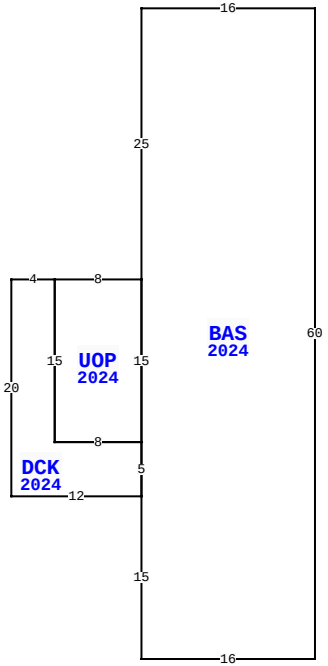
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	107,300
DCK	120	15	18	2,012
UOP	120	25	30	3,353
TOTALS	1,200		1,008	112,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,008	150.5400	112.90	113,803	2023	2023	0	0	0	1.00	99.00

6 M/H 94+ – 0% - 2024 Heated Area: 960 HX Base Yr



1553 CLINCH DR, FERNANDINA BEACH

BLD DATE	10/28/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

NASSAU COUNTY PROPERTY

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TOTAL MARKET VALUE	368,515
SOH/AGL Deduction	0
ASSESSED VALUE	368,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	368,515
TOTAL JUST VALUE	368,515
NCON VALUE	112,665
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH0098	MH MOVE-ON	0	11/03/2006
M12151	MECH OTHER	0	10/01/2006
P11641	OTHER	0	10/01/2006
MHA96028	MH MOVE-ON	0	01/01/1996
6999	ADDITION	400	02/08/1991
6198	CHNGE SRVC	0	09/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/1121	4/06/2023	PR	U	I	19	100
GRANTOR: CLOER PATSY TYSON AS						
GRANTEE: TESTAMENTARY TRUST						
1904/1336	2/03/2014	WD	U	I	11	100
GRANTOR: GOODMAN FRED G						
GRANTEE: KLINE LAWRENCE DELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E16 S60 W16 N15 N5 N15 N25 $
UOP=[YR=2024;ORIG=10,35] W8 S15 E8 N15 $
DCK=[YR=2024;ORIG=2,35] W4 S20 E12 N5 W8 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/15/2024 BY TW Total Acres: 0.00 Total Land Value: 200,400 Market: 0 Agricultural: 0 Common: 200,400 PRINTED 08/06/2024 BY SYS