

JENNINGS WILLIAM N & JEANNE C
11 HERON OAKS PLACE
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	14	WD SHINGLE 100								0500	11	3,322	145.1392	217.71	723,233	2001	2001	0	0	11.00	89.00	VALUATION BY																											
Roof Structur	08	IRREGULAR 100								1 SFR CUST - 100% - 2019										Heated Area: 2973										HX Base Yr 2019										STANDARD									
Roof Cover	03	COMP SHNGL 100																												Tax Group: 5										Tax Dist:									
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE										643,677									
Interior Floo	12	HARDWOOD 60																												TOTAL MARKET OB/XF VALUE										9,325									
Interior Floo	14	CARPET 40																												TOTAL LAND VALUE - MARKET										500,000									
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE										1,153,002									
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction										420,532									
Bedrooms		3 100																												ASSESSED VALUE										732,470									
Bathrooms		4 100																												TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	02	WOOD FRAME 100																												BASE TAXABLE VALUE										682,470									
Stories	2.	2. 100																												TOTAL JUST VALUE										1,153,002									
Units		0 100																												NCON VALUE										0									
																														INCOME VALUE																			
																														PREVIOUS YEAR MKT VALUE										1,074,438									
Quality	05	Quality Level 05																																															
DOR CODE	0100	SINGLE FAMILY																																															
MAP NUM		MKT AREA																												10																			
NEIGHBORHOOD/LOC	10001.010																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	2,005	100	2,005	388,493																																													
FGR	424	55	233	45,146																																													
FOP	197	30	59	11,432																																													
FUS	968	100	968	187,561																																													
UOP	28	20	6	1,162																																													
UOP	30	20	6	1,162																																													
UOP	33	20	7	1,356																																													
UOP	189	20	38	7,363																																													
TOTALS	3,874		3,322	643,677																																													
EXTRA FEATURES					11 HERON OAKS PL, FERNANDINA BEACH															BLD DATE					LGL DATE					04/10/2024					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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	85	1,700																																		
2	0810	CONCRETE A	0 100	0	0	247.00	SF	6.50	6.50	100	2001	2001	3	80	1,284																																		
3	0810	CONCRETE A	0 100	0	0	261.00	SF	6.50	6.50	100	2001	2001	3	80	1,357																																		
4	0811	CONCRETE B	0 100	0	0	516.00	SF	5.20	5.20	100	2001	2001	3	80	2,147																																		
5	1127	BRICK 8"	0 100	0	0	202.00	SF	11.00	11.00	100	2001	2001	3	94	2,089																																		
6	0444	BOX FNC 4'	0 100	0	0	12.00	LF	6.50	6.50	100	2001	2001	3	20	16																																		
7	0446	BOX FNC 6'	0 100	0	0	18.00	LF	20.00	20.00	100	2001	2001	3	20	72																																		
8	0463	FENCE GATE	0 100	0	0	4.00	UT	300.00	300.00	100	2001	2001	3	55	660																																		
LAND DESCRIPTION										TOTAL OB/XF										9,325																													
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000																																