

LOTS 12 & 13 (EX S-1)
IN OR 2282/950
HERON OAKS PB 5/328

BROOKS BARI
3 HERON OAKS COURT
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0850-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

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	1,555	100	1,555	279,148
BAS	520	100	520	93,348
FGR	288	55	158	28,363
FGR	286	55	157	28,184
FOP	216	30	65	11,668
FOP	130	30	39	7,001
FSP	115	40	46	8,258
FSP	40	40	16	2,872
FSP	65	40	26	4,667
FST	32	55	18	3,231
TOTALS	4,287		3,575	641,771

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1991
2	0845	KOOL DECK	0 100	0	0	493.00	SF	7.25	7.25	100	1991
3	0861	POOL GUNIT	0 100	0	0	320.00	SF	85.00	85.00	100	1991
4	0810	CONCRETE A	0 100	0	0	116.00	SF	6.50	6.50	100	1991
5	0446	BOX FNC 6'	0 100	0	0	138.00	LF	20.00	20.00	100	1991

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00
2	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,575	142.4736	213.71	764,013	1991	1991	0	0	16.00	84.00
1 SFR CUST - 100% - 2022											
Heated Area: 3034											
HX Base Yr 2022											
Diagram showing building layout with sub-areas: BAS 1993, FGR 1993, FUS 1993, FOP 1993, FUS 2000, FGR 2000, FSP 1993, FSP 2000.											
** This building has 13 Sub-Areas											
3 HERON OAKS CT, FERNANDINA BEACH											

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/10/2024	MLU	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		641,771	
TOTAL MARKET OB/XF VALUE		10,075	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,151,846	
SOH/AGL Deduction		339,778	
ASSESSED VALUE		812,068	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		762,068	
TOTAL JUST VALUE		1,151,846	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,073,501	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906334	ADDITION	104,500	08/01/1999
7216	NEW CONSTR	151,090	05/09/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2282/0950	6/14/2019	WD Q	I	01	
GRANTOR: STOCKER JAMES & ANNET					
GRANTEE: BROOKS BARI					
0917/1269	2/01/2000	TD U	I	01	100
GRANTOR: STOCKER JAMES H & ANN					
GRANTEE: STOCKER ANNETTE M T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2000] W13 BAS=[YR=1993] N2 W2 UOP=[YR=1993] N9 W9 S9 E9 \$ W12 S8 W6 FST=[YR=1993] N8 W4 FGR=[YR=1993] W12 S24 E12 N24 \$ S8 E4 \$ W4 S24 FSP=[YR=1993] S23 E5 N23 W5 \$ E5 S23 W15 S13 FOP=[YR=1993] S6 E34 FOP=[YR=2000] E13 N10 W13 S10 \$ N6 W8 N2 W6 S2 W20 \$ E20 N2 E6 S2 E8 N4 BAS=[YR=2000] E13 N40 W13 S40 \$ N62 \$ S22 E13 N22 \$ PTR= E15 FUS=[YR=1993] E2 N19 E19 S3 FUS=[YR=2000] E13 S25 W13 N25 \$ S29 FSP=[YR=2001] S5 W8 FSP=[YR=2017] W13 N5 E13 S5 \$ N5 E8 \$ W21 N13 \$ W15 \$.											