

LOT 21
PT OR 1269/358
HERON OAKS #2 PB 6/10 & 11

THE CARDINAL TRUST 2/MACLEOD BARBARA B TRUSTEE
3716 BLOSSOM HEATH
DAYTON, OH 45429

2024

01-6N-29-0850-0021-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	08 DECORATIVE 20
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	10	

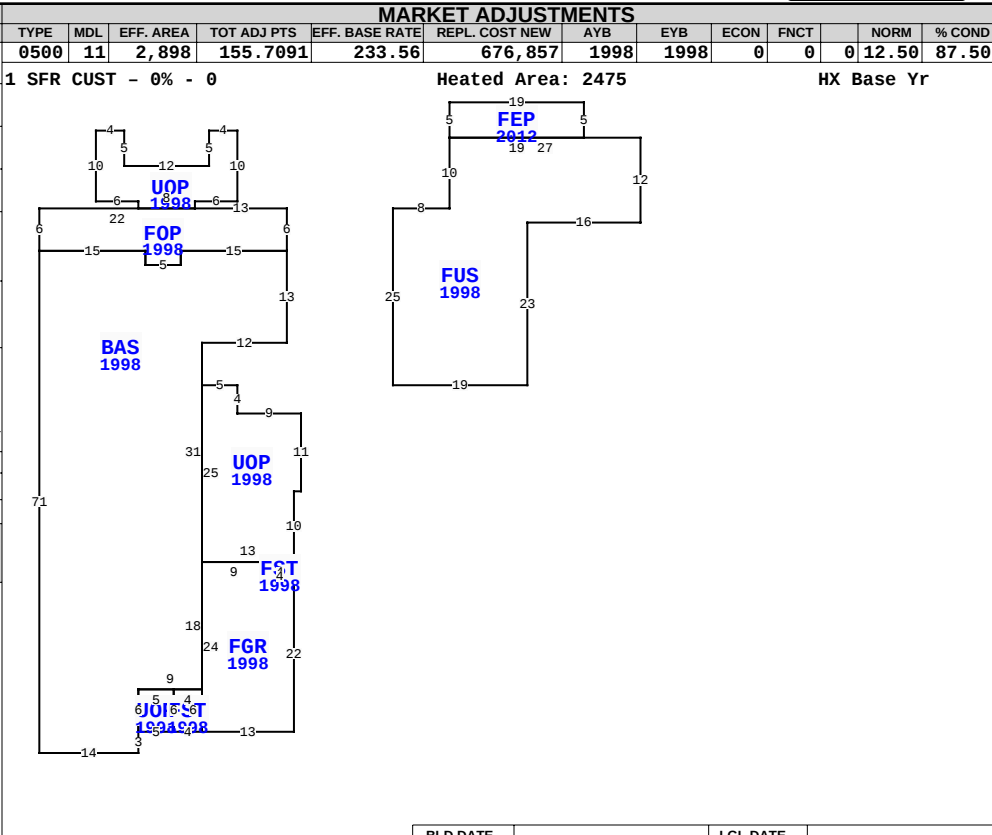
NEIGHBORHOOD/LOC	10001.010
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,698	100	1,698	347,012
FEP	95	80	76	15,532
FGR	304	55	167	34,129
FOP	220	30	66	13,488
FST	8	55	4	817
FST	24	55	13	2,657
FUS	777	100	777	158,792
UOP	30	20	6	1,226
UOP	148	20	30	6,131
UOP	304	20	61	12,466
TOTALS	3,608		2,898	592,250

EXTRA FEATURES	16 DEWBERRY CT, FERNANDINA BEACH
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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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	81	1,620	
2	0810	CONCRETE A	0	0	0	0	261.00	SF	6.50	6.50	100	1998	1998	3	75	1,272	
3	0858	SCULP CONC	0	0	0	0	604.00	SF	13.00	13.00	100	1998	1998	3	93	7,302	
4	0810	CONCRETE A	0	0	0	0	112.00	SF	6.50	6.50	100	1998	1998	3	75	546	
5	0446	BOX FNC 6'	0	0	0	0	166.00	LF	20.00	20.00	100	1998	1998	3	20	664	
6	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	1998	1998	3	45	540	
7	0445	BOX FNC 5'	0	0	0	0	23.00	LF	8.10	8.10	100	1998	1998	3	20	37	
8	0444	BOX FNC 4'	0	0	0	0	71.00	LF	6.50	6.50	100	1998	1998	3	20	92	
9	0855	CONC PAVER	0	0	0	0	300.00	SF	10.00	10.00	100	2012	2012	3	93	2,790	
10	0855	CONC PAVER	0	0	0	0	586.00	SF	10.00	10.00	100	2012	2012	3	93	5,450	

LAND DESCRIPTION	
L N	USE CODE
1	000100



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

TOTAL OB/XF																	20,313
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
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	500,000.00	550,000.00	550,000

NASSAU COUNTY PROPERTY		PAGE 1 of 2	5
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE			749,725
TOTAL MARKET OB/XF VALUE			21,965
TOTAL LAND VALUE - MARKET			550,000
TOTAL MARKET VALUE			1,321,690
SOH/AGL Deduction			259,751
ASSESSED VALUE			1,061,939
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,061,939
TOTAL JUST VALUE			1,321,690
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,233,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23713	ELEC OTHER	0	08/01/2011
M16445	H/AC	0	08/01/2011
P14749	NEW CONSTR	0	04/01/2011
B24475	ADDITION	88,651	03/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1269/0358	10/27/2004	WD	U	V	01
GRANTOR: MACLEOD THOMAS D & BA					
GRANTEE: MACLEOD BARBARA B T					
0734/1526	7/25/1995	WD	U	V	09
GRANTOR: AMELIA ISLAND PLANTAT					
GRANTEE: MACLEOD THOMAS & BA					

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=1998] W13 UOP=[YR=1998] N1 E6 N10 W4 S5 W12 N5 W4 S10 E6 S1 E8 \$ W22 S6 BAS=[YR=1998] S71 E14 N3 UOP=[YR=1998] E5 FST=[YR=1998] E4 FGR=[YR=1998] E13 N22 FST=[YR=1998] N2 W4 S2 E4 \$ W4 N2 W9 S24 \$ N6 W4 S6 \$ N6 W5 S6 \$ N6 E9 N18 UOP=[YR=1998] E13 N10 E1 N11 W9 N4 W5 S25 \$ N31 E12 N13 W15 S2 W5 N2 W15 \$ E15 S2 E5 N2 E15 N6 \$ PTR= E15 FUS=[YR=1998] E8 N10 FEP=[YR=2012] N5 E19 S5 W19 \$ E27 S12 W16 S23 W19 N25 \$ W15 \$.	

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