

GOULD MORGAN LINDSAY MURRAY
1713 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2024

9 780130 261609

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

05 AVERAGE 70
Exterior Wall 16 WD FR STUC 30
Roof Structur 03 GABLE/HIP 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 100
Interior Floo 14 CARPET 80
Interior Floo 11 CLAY TILE 20
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 4 100
Bathrooms 2.5 100

Frame Stories 02 WOOD FRAME 100
Units 2. 100
Occupancy 00 NONE 100

Quality 06 Quality Level 06
DOR CODE 0100 SINGLE FAMILY
MAP NUM MKT AREA 04
NEIGHBORHOOD/LOC 4107.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS 1,102 100 1,102 126,755
FGR 400 55 220 25,305
FOP 120 30 36 4,141
FUS 684 100 684 78,676
PTO 200 5 10 1,150
STR 44 10 4 461

TOTALS 2,550 2,056 236,486

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,056 125.6605 119.38 245,445 2015 2015 0 0 3.65 96.35

1 SINGLE FAM - 0% - 0 Heated Area: 1786 HX Base Yr

Diagram showing building footprint with dimensions and area calculations.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 236,486
TOTAL MARKET OB/XF VALUE 4,303
TOTAL LAND VALUE - MARKET 75,000
TOTAL MARKET VALUE 315,789
SOH/AGL Deduction 37,452
ASSESSED VALUE 278,337
TOTAL EXEMPTION VALUE 0
BASE TAXABLE VALUE 278,337
TOTAL JUST VALUE 315,789
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 305,174

Sales Data Table

SALES DATA

OFF RECORD Number DATE TYPE INST Q / U V / I RSN CD SALE PRICE

2246/1403 12/27/2018 SW U I 12 200,000

GRANTOR: ROUNDPOINT MTG SERVICE

GRANTEE: MURRAY MORGAN LINDS

2233/1242 2/27/2018 WD U I 12 220,700

GRANTOR: KORDON CHARLES A SR &

GRANTEE: ROUNDPOINT MORTGAGE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W28 S41 E2 D2 R2 E5 U2 R2 E2 FOP=[YR=2015]
S2 E15 N2 E10 FGR=[YR=2015] S16 E20 N20 W20 S4\$ N3 W10 N1
W15 S4\$ N4 E15 N9 PTO=[YR=2015] E10 N20 W10 S20\$ N28\$ PTR=
E20 FUS=[YR=2015] E5 STR=[YR=2015] E11 S4 W11 N4\$ S4 E11 N4
E12 S26 W28 N26\$ W20\$.

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPHT 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 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 75,000.00 75,000.00 75,000

REVIEW DATE 07/29/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS