

LOT W 126 FT OF 3 & W 127 FT
 OF S 9.3 FT OF 2
 IN OR 2057/449

HEFFERON RICHARD/HEFFERON PAIGE
 801 CASHEN DR
 FERNANDINA BEACH, FL 32034

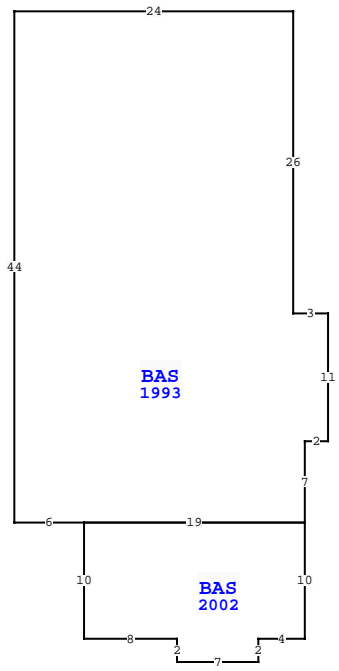
2025

00-00-30-0170-0002-0030



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	90
Interior Floo	08	SHT VINYL	10
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
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC		2001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,096	100	1993
BAS	204	100	2002
TOTALS	1,300		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2017		134,550	1935	1995	0	0	14.25	85.75
					Heated Area: 1300	HX Base Yr 2017					



NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			118,803
TOTAL MARKET OB/XF VALUE			4,017
TOTAL LAND VALUE - MARKET			181,440
TOTAL MARKET VALUE			304,260
SOH/AGL Deduction			162,858
ASSESSED VALUE			141,402
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			90,680
TOTAL JUST VALUE			304,260
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			278,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9430958	CHNGE SRVC	100	05/01/1995
M951050	H/AC	0	03/01/1995
00191	REMODEL	400	05/18/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2057/0449	7/05/2016	WD	Q	I	02	140,000
GRANTOR: BUFFKIN JANE VINCENT						
GRANTEE: HEFFERON RICHARD &						
1048/0110	4/04/2002	WD	Q	I		126,428
GRANTOR: ADAMS JOHNNY CARROLL						
GRANTEE: BUFFKIN JANE VINCEN						

EXTRA FEATURES																
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	0751	UOP	0	100	21	7		10.00	10.00	100	1985	1985	3	20	294	
2	1242	WD DECK A	0	100	11	24		10.00	10.00	100	1994	1994	3	20	528	
3	0810	CONCRETE A	0	100	8	9		5.20	5.20	100	1997	1997	3	72	270	
4	0820	WOOD WALK	0	100	0	0		11.75	11.75	100	1997	1997	3	40	1,861	
5	1076	TRELLIS A	0	100	28	8		7.50	7.50	100	2001	2001	3	25	420	
6	0751	UOP	0	100	46	5		10.00	10.00	100	2001	2001	3	28	644	

LAND DESCRIPTION										TOTAL OB/XF														
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	RES	100		RM	80.00	125.00	126.00	FF		1.00	1.00	0.80	1,800.00	1,440.00	181,440							

REVIEW DATE 01/15/2023 BY KBA																								
Total Acres: 0.00					Total Land Value: 181,440					Market: 0					Agricultural: 0					Common: 181,440				

