

SCHUSTER DANIEL J & TIMOTHEA C
1696 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0001-0000



BUILDING CHARACTERISTICS

ELEMENTCD

05
AVERAGE 60

12
CEDAR 40

03
GABLE/HIP 100

03
COMP SHNGL 100

05
DRYWALL 100

12
HARDWOOD 60

14
CARPET 40

03
CENTRAL 100

04
AIR DUCTED 100

02
WOOD FRAME 100

05
DIST 1A 100

06
Quality Level 06

0100
SINGLE FAMILY

02
MKT AREA

2009.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

1,288

100

1993

1,288

182,817

268

10

2010

27

3,832

440

55

1993

242

34,349

416

100

1993

416

59,047

220

30

2010

66

9,368

TOTALS

2,632

2,039

289,414

CONSTRUCTION

1 SNGL FAM - 100% - 2015

Heated Area: 1704

HX Base Yr 2015

DCK 2010

USP 2010

FGR 1993

BAS 1993

FUS 1993

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,039125.5478165.72337,903198719950014.3585.65

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOHI/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

289,4145,044225,000519,458304,686214,77255,722159,050519,4580455,925

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE

1923/03686/03/2014SWUUI18156,200

GRANTOR: SECRETARY OF VETERANS

GRANTEE: SCHUSTER DANIEL J &

1912/10224/11/2014SWUUI11100

GRANTOR: WELLS FARGO BANK N A

GRANTEE: SECRETARY OF VETERA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 USP=[YR=2010] N12 W9 N2 W8 DCK=[YR=2010] W20 S14 E10 U2 R2 E4 D2 R2 E2 N14\$ S14 E17\$ W19 U2 L2 W4 D2 L2 W10 S10 FGR=[YR=1993] S22 E20 N22 W20 \$ E20 S12 E30 S10 E13 N32 \$ PTR= E10 FUS=[YR=1993] E13 S32 W13 N32 \$ W10 \$.

LAND DESCRIPTION

TOTAL OB/XF5,044

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPTRUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES1000006RSF-20.000.001.00LT1.001.001.00225,000.00225,000.00225,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 225,000Market: 0Agricultural: 0Common: 225,000PRINTED 07/30/2025 BY SYS