

LOT 2
IN OR 1060/360
ISLAND BLUFF SUB PB 5/92

WOODS CHRISTY D
1698 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1993	1,400	197,938
FOP	54	30	1993	16	2,262
FST	504	55	2013	277	39,164
USP	108	30	2015	32	4,524
TOTALS	2,066			1,725	243,889

EXTRA FEATURES		
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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	0810	CONCRETE A	0 100	52	16	832.00	SF	6.50	6.50	100	1986	1986	3	47	2,542	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
3	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	1986	1986	3	47	49	
4	1242	WD DECK A	0 100	0	0	468.00	SF	13.50	13.50	100	1986	1986	3	20	1,264	
5	0810	CONCRETE A	0 100	0	0	150.00	SF	6.50	6.50	100	1986	1986	3	47	458	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	P D
1	000100	C	RES	100	

