LOT 3 IN OR 861/155
ISLAND BLUFF SUB PB 5/92

PAOLILLO FRANK J & CHRISTINA
1702 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0003-0000

BUILDING CHARACTERISTICS

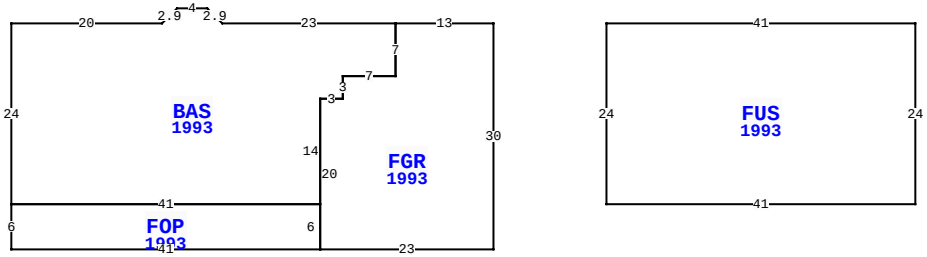
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	1,075	100	1993	1,075	152,517
FGR	611	55	1993	336	47,670
FOP	246	30	1993	74	10,499
FUS	984	100	1993	984	139,606
TOTALS	2,916			2,469	350,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,469	127.9536	168.90	417,014	1992	1992	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 1999 Heated Area: 2059 HX Base Yr 1999



1702 BLUE HERON LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		350,292
TOTAL MARKET OB/XF VALUE		8,193
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		583,485
SOH/AGL Deduction		402,841
ASSESSED VALUE		180,644
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,922
TOTAL JUST VALUE		583,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6924	NEW CONSTR	86,955	01/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0861/0155	12/31/1998	WD	Q	I		146,500
GRANTOR: MILLER LYLE T SR & PA						
GRANTEE: PAOLILLO FRANK J &						
0608/1282	10/03/1990	WD	Q	V		23,000
GRANTOR: TRAWICK MATTHEW & P						
GRANTEE: MILLER LYLE SR & PA						

EXTRA FEATURES

LN	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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	70	1,400	
2	0810	CONCRETE A	0	100	0	0	1,340.00	SF	6.50	6.50	100	1992	1992	3	62	5,400	
3	1242	WD DECK A	0	100	28	15	420.00	SF	11.00	11.00	100	1994	1994	3	20	924	
4	1242	WD DECK A	0	100	3	60	180.00	SF	10.00	10.00	100	1994	1994	3	20	360	
5	0810	CONCRETE A	0	100	3	7	21.00	SF	6.50	6.50	100	1992	1992	3	62	85	
6	0810	CONCRETE A	0	100	3	2	6.00	SF	6.50	6.50	100	1992	1992	3	62	24	

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W13 BAS=[YR=1993] W23 U2 L2 W4 D2 L2 W20 S24 FOP=[YR=1993] S6 E41 N6 W41$ E41 N14E3 N3 E7 N7 $ S7 W7S3 W3 S20 E23 N30$ PTR= E15 FUS=[YR=1993] E41 S24 W41 N24$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 8,193

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS