LOT 5
L/E OR 1843/1216
ISLAND BLUFF SUB PB 5/92

FEENER GEORGE F L/E/
1706 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0005-0000

BUILDING CHARACTERISTICS

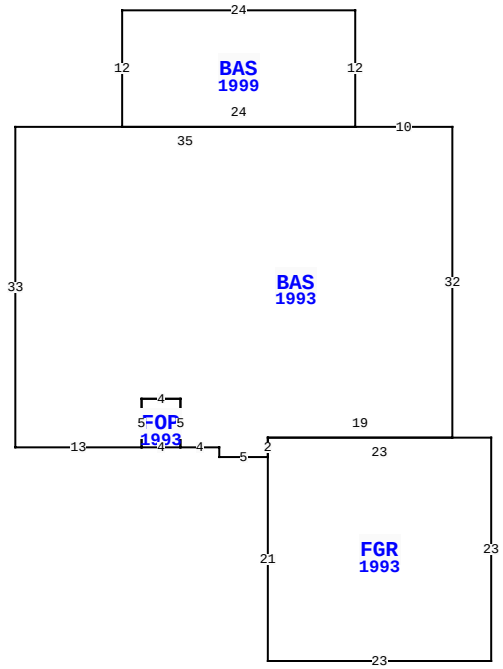
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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	1,451	100	1993	1,451	186,869
BAS	288	100	1999	288	37,090
FGR	529	55	1993	291	37,477
FOP	20	30	1993	6	772
TOTALS	2,288			2,036	262,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,036	126.5621	167.06	340,134	1989	1990	0	0	0	22.91	77.09

1 SNGL FAM – 100% - 1999 Heated Area: 1739 HX Base Yr 1999



1706 BLUE HERON LN, FERNANDINA BEACH

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0810	CONCRETE A	0	100	0	0	1,022.00	SF	6.50	6.50	100	1989	1989	3	54.5	3,620	
3	1242	WD DECK A	0	100	4	7	28.00	SF	10.00	10.00	100	1989	1989	3	20	56	
4	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	1999	1999	3	20	240	
5	0912	SCRN RM G	0	100	12	10	120.00	SF	20.00	20.00	100	2007	2007	3	27	648	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		262,209
TOTAL MARKET OB/XF VALUE		6,804
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		494,013
SOH/AGL Deduction		331,975
ASSESSED VALUE		162,038
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		106,316
TOTAL JUST VALUE		494,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E99-6042	REMODEL	500	07/17/1999
B996174	ADDITION	16,160	07/16/1999
M99-3865	H/AC	110	07/16/1999
5344	NEW CONSTR	53,873	12/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1843/1216	3/01/2013	WD	U	I	30	100
GRANTOR: FEENER GEORGE F & BET						
GRANTEE: DAVIS S DIANE & ERN						
0869/1935	3/01/1999	WD	U	I	07	100
GRANTOR: CHANNELL ROY L & MARY						
GRANTEE: FEENER GEORGE F & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 BAS=[YR=1999] N12 W24 S12 E24 $ W35 S33
E13 FOP=[YR=1993] E4 N5 W4 S5 $ N5 E4 S5 E4 S1 E5
FGR=[YR=1993] S21 E23 N23 W23 S2 $ N2 E19 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 6,804

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