LOT 6
IN OR 1922/427
ISLAND BLUFF SUB PB 5/92

GERRARD JENNIFER LOU &/DOGAR NAEEM
1708 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

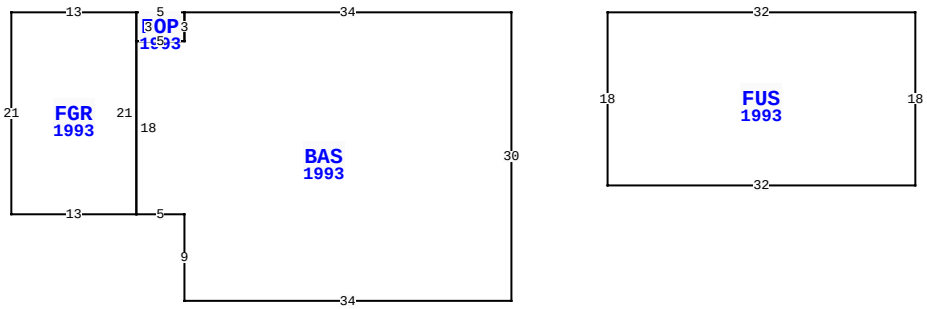
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,110	100	1993	1,110	158,334
FGR	273	55	1993	150	21,396
FOP	15	30	1993	4	570
FUS	576	100	1993	576	82,162
TOTALS	1,974			1,840	262,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,840	129.0300	170.32	313,389	1988	1988	0	0	0	16.25	83.75

1 SNGL FAM – 50% - 2015 Heated Area: 1686 HX Base Yr 2015



1708 BLUE HERON LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		262,463
TOTAL MARKET OB/XF VALUE		7,492
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		494,955
SOH/AGL Deduction		155,842
ASSESSED VALUE		339,113
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		288,391
TOTAL JUST VALUE		494,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4991	NEW CONSTR	56,609	06/24/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1922/0427	5/28/2014	SW	U	I	12	150,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: DOGAR NAEEM & JENNI						
1915/1902	5/06/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 FOP=[YR=1993] W5 FGR=[YR=1993] W13 S21 E13 N21$ S3E5 N3$ S3 W5 S18 E5 S9 E34 N30$ PTR=E10 FUS=[YR=1993] E32 S18 W32 N18$ W10$.

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	0810	CONCRETE A	0	50	77	16	1,232.00	SF	6.50	6.50	100	1988	1988	3	52	4,164	
2	0810	CONCRETE A	0	50	29	3	87.00	SF	6.50	6.50	100	1988	1988	3	52	294	
3	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
4	0940	SHEDS/PORT	0	50	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 7,492

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	50		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