

LOT 7
IN OR 1355/570 & OR 2029/223
ISLAND BLUFF SUB PB 5/92

BARILLA CARLA JK
1710 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0007-0000



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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
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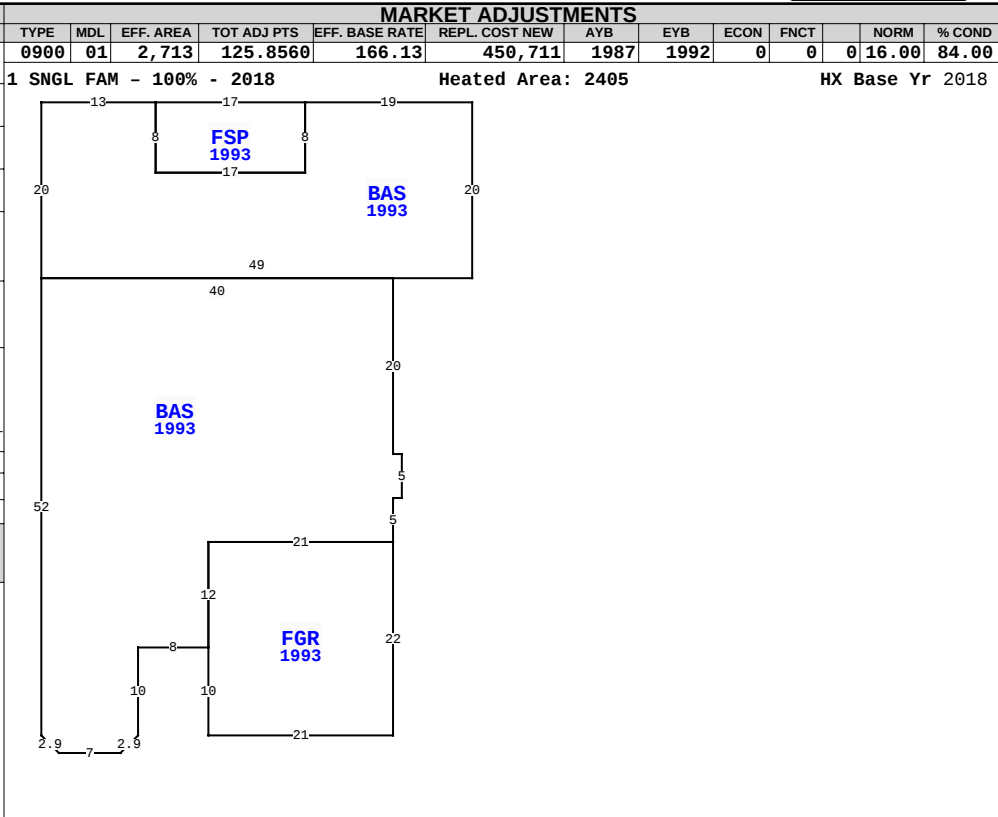
NEIGHBORHOOD/LOC	2009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	844	100	1993	844	117,780
BAS	1,561	100	1993	1,561	217,836
FGR	462	55	1993	254	35,445
FSP	136	40	1993	54	7,536

TOTALS	3,003			2,713	378,597
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50
2	0811	CONCRETE B	0	100	51	16	816.00	SF	5.20
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0811	CONCRETE B	0	100	0	0	574.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00



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

1710 BLUE HERON LN, FERNANDINA BEACH					INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
80.00	SF	6.50	6.50	100	1987	1987	3	49.5	257	
816.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,100	
1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
574.00	SF	5.20	5.20	100	2000	2000	3	77	2,298	

TOTAL OB/XF										6,755	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	2

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			378,597
TOTAL MARKET OB/XF VALUE			6,755
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			585,352
SOH/AGL Deduction			283,776
ASSESSED VALUE			301,576
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			250,854
TOTAL JUST VALUE			585,352
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			517,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P00-4214	REMODEL	0	09/01/2000
4031	N/A	48,858	04/20/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2029/0223	2/12/2016	QC	U	I	11	94,000
GRANTOR: BARILLA CHRISTOPHER &						
GRANTEE: BARILLA CARLA JK						
1355/0570	10/04/2005	WD	Q	I		269,000
GRANTOR: COLEMAN DONNA						
GRANTEE: BARILLA CHRISTOPHER						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W19 FSP=[YR=1993] W17 S8 E17 N8\$ S8 W17 N8 W13 S20 BAS=[YR=1993] S52 D2 R2 E7 U2 R2 N10 E8 FGR=[YR=1993] S10 E21 N22 W21 S12 \$ N12 E21 N5 E1 N5 W1 N20 W40\$ E49 N20\$.									