

LOT 8
IN OR 1987/823
ISLAND BLUFF SUB PB 5/92

SHEAHAN MICHAEL R & HEATHER ANNE
4213 TERRACE CT SE
SMYMA, GA 30082

2025

00-00-30-031B-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
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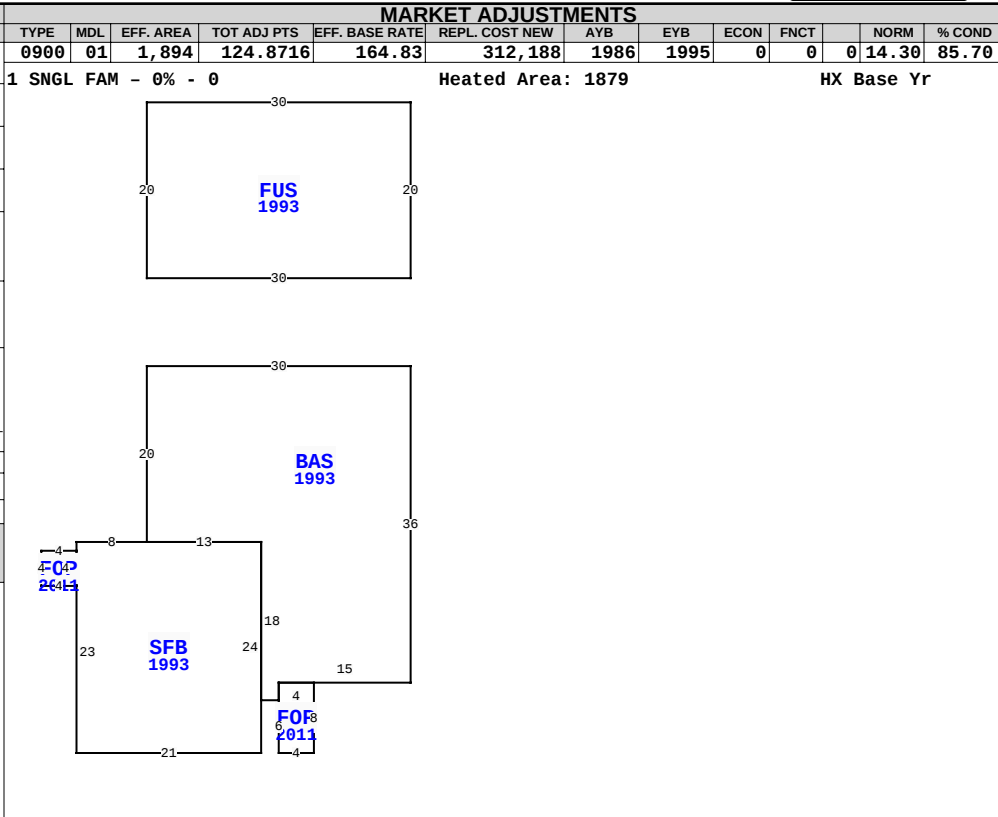
NEIGHBORHOOD/LOC	2009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	876	100	1993	876	123,743
FOP	16	30	2011	5	706
FOP	32	30	2011	10	1,412
FUS	600	100	1993	600	84,756
SFB	504	80	1993	403	56,927

TOTALS	2,028			1,894	267,545
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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	0	65	15	975.00	SF	6.50
2	0810	CONCRETE A	0	0	12	4	48.00	SF	6.50
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
4	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00
5	0962	SKYLIGHT	0	0	0	0	2.00	UT	500.00
6	0820	WOOD WALK	0	0	10	29	290.00	SF	11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	RSF-2	0.00	0.00	1.00



TOTAL OB/XF									
8,029									

1716 BLUE HERON LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 8	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		267,545	
TOTAL LAND VALUE - MARKET		8,029	
TOTAL MARKET VALUE		200,000	
SOH/AGL Deduction		475,574	
ASSESSED VALUE		122,483	
TOTAL EXEMPTION VALUE		353,091	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		353,091	
NCON VALUE		475,574	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		413,111	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25012	REMODEL	12,000	08/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1987/0823	6/22/2015	WD	Q	I	01
GRANTOR: GILCHRIST KARINA F/K/					SALE PRICE
GRANTEE: SHEAHAN MICHAEL R &					256,000
GRANTOR: GREGO ANTHONY V					
GRANTEE: GREGO KARINA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W30 S20 SFB=[YR=1993] W8 S1 FOP=[YR=2011] W4S4E4N4\$ S23E21 N24 W13 \$ E13 S18 E2FOP=[YR=2011] S6E4N8 W4S2\$ N2 E15 N36 \$ PTR= N10 FUS=[YR=1993] N20W30 S20E30\$ S10\$.									