

LOT 9
IN OR 2176/1591
ISLAND BLUFF SUB PB 5/92

WHITNEY CANDIS THIESEN &/BURKE F PATRICIA
1720 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1993	1,408	198,673
FEP	160	80	1996	128	18,061
FGR	483	55	1993	266	37,533
FOP	20	30	1993	6	847
TOTALS	2,071			1,808	255,114

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	53	16	848.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	
5	1242	WD DECK A	0	100	0	0	512.00	SF	10.00	10.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,808	129.2600	170.62	308,481	1987	1987	0	0	0 17.30	82.70
1 SNGL FAM - 100% - 2019 Heated Area: 1408 HX Base Yr 2019											
1720 BLUE HERON LN, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		255,114	
TOTAL MARKET OB/XF VALUE		6,462	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		461,576	
SOH/AGL Deduction		266,316	
ASSESSED VALUE		195,260	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		144,538	
TOTAL JUST VALUE		461,576	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		399,304	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603340	ADDITION	5,600	10/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2176/1591	1/11/2018	WD	U	I	11	100	
GRANTOR: WHITNEY CANDIS THIESE							
GRANTEE: WHITNEY CANDIS T &							
2059/0044	7/15/2016	SW	U	I	12	192,000	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: WHITNEY CANDIS THIE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 FEP=[YR=1996] N10 W16 S10 E16 \$ W38 S24 FGR=[YR=1993] S23 E21 N19 FOP=[YR=1993] E5 N4 W5 S4 \$ N4 W21 \$ E26 S4 E28 N28 \$.											