LOT 12
ISLAND BLUFF SUB PB 5/92

WOOD WENDY A & JOHN A
1728 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

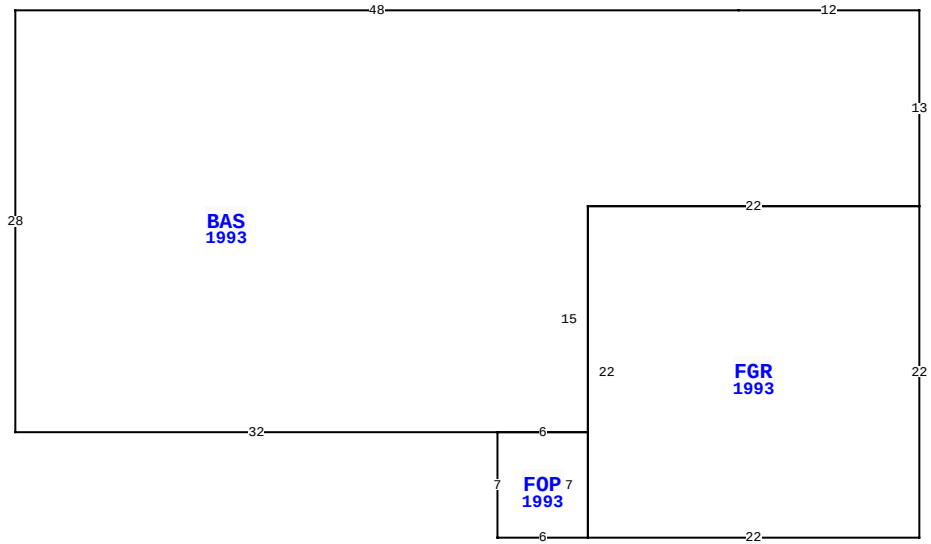
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,350	100	1993	1,350	276,227
FGR	484	55	1993	266	54,427
FOP	42	30	1993	13	2,660
TOTALS	1,876			1,629	333,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,629	131.6106	207.94	338,734	1987	2020	0	0	0	1.60	98.40

1 SFR CUST – 100% - 2024 Heated Area: 1350 HX Base Yr 2024



1728 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		333,314
TOTAL MARKET OB/XF VALUE		41,851
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		615,165
SOH/AGL Deduction		60,674
ASSESSED VALUE		554,491
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		503,769
TOTAL JUST VALUE		615,165
NCON VALUE		40,148
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004512	POOL SCREEN ENCLO	18,000	04/18/2024
SP240004385	INGROUND SWIMMING	74,000	04/17/2024
22017161	REMODEL	120,000	11/18/2022
22013103	REPAIR/RRF	12,000	08/25/2022
22003160	DEMOLITION	0	02/28/2022
BP4014	N/A	46,104	04/13/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/1061	10/04/2021	WD	Q	I	01	425,000
GRANTOR: RICHARDSON EMMA C						
GRANTEE: WOOD WENDY A & JOHN						
1219/0636	3/31/2004	TD	Q	I	01	100
GRANTOR: RICHARDSON EMMA C TRU						
GRANTEE: RICHARDSON EMMA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-12,10] W48 S28 E32 E6 N15 E22 N13 W12 $
FGR=[YR=1993;ORIG=-22,45] E22 N22 W22 S22 $
FOP=[YR=1993;ORIG=-28,38] S7 E6 N7 W6 $
.

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	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,606	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	1987	1987	3	49.5	97	
3	0912	SCRN RM G	0	100	47	18	846.00	SF	20.00	20.00	100	2025	2024		100	16,920	
4	0866	POOL FIBER	0	100	33	8	264.00	SF	72.00	72.00	100	2025	2024		100	19,008	
5	0845	KOOL DECK	0	100	0	0	582.00	SF	7.25	7.25	100	2025	2024		100	4,220	

LAND DESCRIPTION

TOTAL OB/XF 41,851

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	1.20	200,000.00	240,000.00	240,000							

REVIEW DATE 12/01/2024 BY DJ Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 07/30/2025 BY SYS