LOT 23 OR 489/207
ISLAND BLUFF SUB PB 5/92

BARRY LAUREN L
1711 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0023-0000

BUILDING CHARACTERISTICS

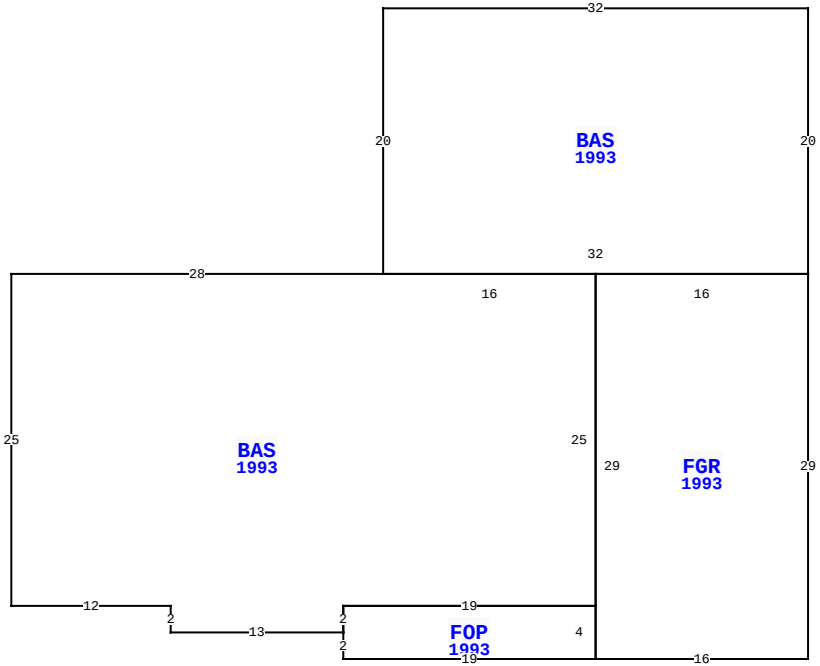
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	640	100	1993	640	80,936
BAS	1,126	100	1993	1,126	142,396
FGR	464	55	1993	255	32,248
FOP	76	30	1993	23	2,909
TOTALS	2,306			2,044	258,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,044	114.0524	150.55	307,724	1986	1990	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 1987 Heated Area: 1766 HX Base Yr 1987



1711 BLUE HERON LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		258,488
TOTAL MARKET OB/XF VALUE		1,981
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		460,469
SOH/AGL Deduction		371,583
ASSESSED VALUE		88,886
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		33,164
TOTAL JUST VALUE		460,469
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017721	ELEC OTHER	0	02/01/2001
M0014856	H/AC	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0489/0207	5/01/1986	WD	Q	I		59,600
GRANTOR:						
GRANTEE:						
0489/0206	5/01/1986	MS	U	V		45,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S20 BAS=[YR=1993] W28 S25 E12 S2 E13 FOP=[YR=1993] S2 E19 FGR=[YR=1993] E16 N29 W16 S29$ N4 W19 S2 $ N2 E19 N25 W16$ E32 N20$. .

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	55	10	550.00	SF	5.20	5.20	100	1986	1986	3	47	1,344	
2	0811	CONCRETE B	0	100	22	3	66.00	SF	5.20	5.20	100	1986	1986	3	47	161	
3	1242	WD DECK A	0	100	0	0	238.00	SF	10.00	10.00	100	2000	2000	3	20	476	

LAND DESCRIPTION

TOTAL OB/XF 1,981

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	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS