



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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		

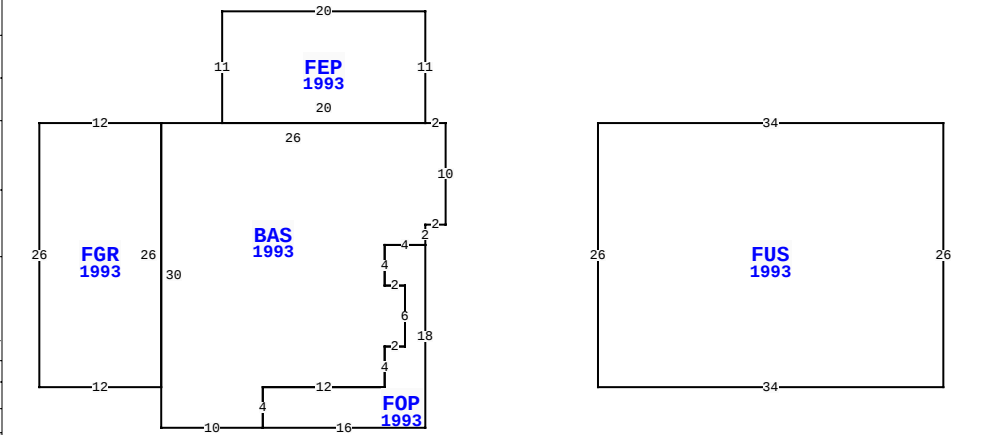
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	692	100	1993	692	95,987
FEP	220	80	1993	176	24,413
FGR	312	55	1993	172	23,858
FOP	108	30	1993	32	4,439
FUS	884	100	1993	884	122,619
TOTALS	2,216			1,956	271,315

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	1988	1988	3	52	172	
2	0810	CONCRETE A	0	100	13	19	247.00	SF	6.50	6.50	100	1988	1988	3	52	835	
3	1242	WD DECK A	0	100	15	16	240.00	SF	10.00	10.00	100	1988	1988	3	20	480	
4	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	1988	1988	3	52	135	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,956	125.0970	165.13	322,994	1988	1988	0	0	0 16.00	84.00
1 SNGL FAM - 100% - 1989 Heated Area: 1576 HX Base Yr 1989											



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
1709 BLUE HERON LN, FERNANDINA BEACH			05/06/2025	MLU	

TOTAL OB/XF																
1,622																

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		284,075	
TOTAL MARKET OB/XF VALUE		1,622	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		485,697	
SOH/AGL Deduction		331,414	
ASSESSED VALUE		154,283	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		103,561	
TOTAL JUST VALUE		485,697	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		422,037	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E01-8557	XFOB	0	09/01/2001
B0007750	XFOB	15,000	09/01/2000
7928	REMODEL	3,500	03/12/1992
4680	NEW CONSTR	52,159	02/23/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2728/910	7/24/2024	LE U	I	11		100	
GRANTOR: PITTMAN SAMUEL H & CH							
GRANTEE: COLWELL MARCI PITTM							
0544/0422	5/31/1988	WD Q	I			81,300	
GRANTOR: FOSS ALLAN & JANICE							
GRANTEE: PITTMAN SAMUEL & C							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W2 FEP=[YR=1993] N11 W20 S11 E20 \$ W26 FGR=[YR=1993] W12 S26 E12 N26 \$ S30 E10 FOP=[YR=1993] E16 N18 W4 S4 E2 S6 W2 S4 W12 S4 \$ N4 E12 N4 E2 N6 W2 N4 E4 N2 E2 N10 \$ PTR= E15 FUS=[YR=1993] E34 S26 W34 N26 \$ W15 \$.																

PITTMAN SAMUEL H & CHERYL M L/E/
1709 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2025

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