

LOT 25
IN OR 1207/1348
ISLAND BLUFF SUB PB 5/92

BRUCKNER ROBERT L
1707 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0025-0000



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 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	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
---------	--	----------	----

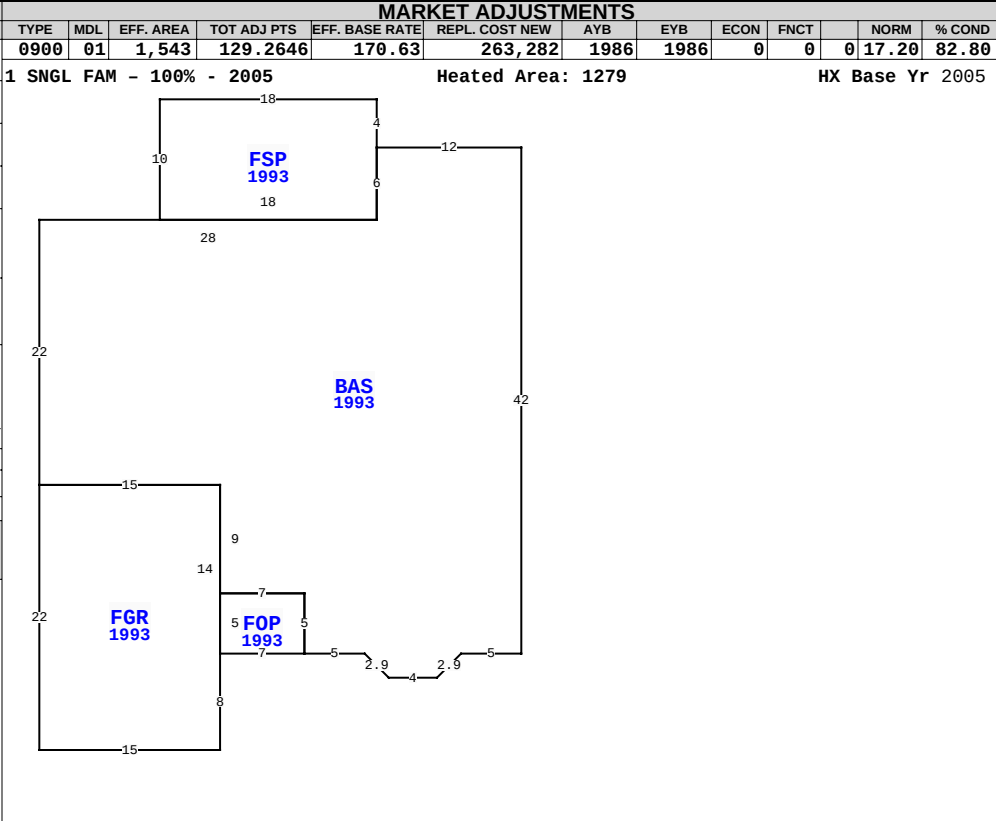
NEIGHBORHOOD/LOC	2009.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,279	100	1993	1,279	180,699
FGR	330	55	1993	182	25,714
FOP	35	30	1993	10	1,413
FSP	180	40	1993	72	10,172

TOTALS	1,824			1,543	217,997
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	85	10	850.00	SF	5.20
2	0811	CONCRETE B	0	100	20	3	60.00	SF	5.20
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
6	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50

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



1707 BLUE HERON LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	85	10	850.00	SF	5.20	5.20	100	1986	1986	3	47	2,077	
2	0811	CONCRETE B	0	100	20	3	60.00	SF	5.20	5.20	100	1986	1986	3	47	147	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1992	1992	3	20	384	
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1992	1992	3	20	480	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
6	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	1993	1993	3	64	333	

TOTAL OB/XF													5,451	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	2			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		217,997	
TOTAL MARKET OB/XF VALUE		5,451	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		423,448	
SOH/AGL Deduction		278,294	
ASSESSED VALUE		145,154	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		94,432	
TOTAL JUST VALUE		423,448	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,832	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1207/1348	2/11/2004	WD	Q	I		135,000	
GRANTOR: GROAT TIMOTHY W							
GRANTEE: BRUCKNER ROBERT L							
0497/0372	9/01/1986	WD	Q	I		68,200	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W12 FSP=[YR=1993] N4 W18 S10 E18 N6 \$ S6 W28 S22 FGR=[YR=1993] S22 E15 N8 FOP=[YR=1993] E7 N5 W7 S5 \$ N14 W15 \$ E15 S9 E7 S5 E5 D2 R2 E4 U2 R2 E5 N42 \$.									