LOT 26
IN OR 1167/742
ISLAND BLUFF SUB PB 5/92

HIGGINS PATRICK
1705 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

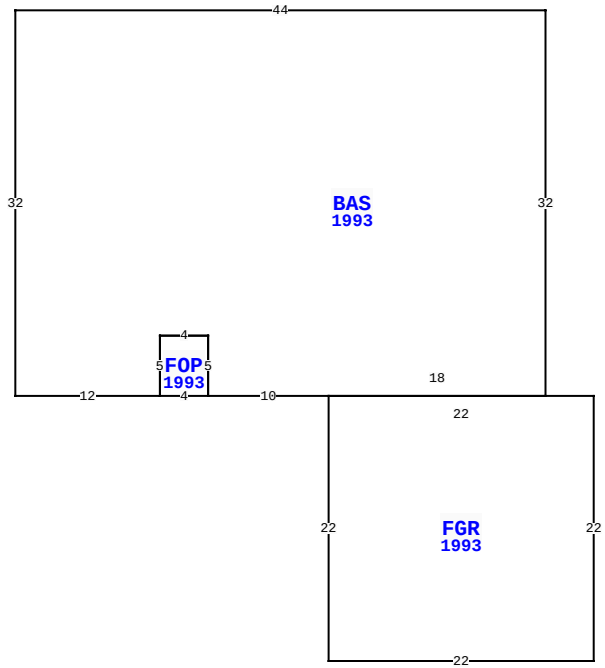
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,388	100	1993	1,388	192,249
FGR	484	55	1993	266	36,843
FOP	20	30	1993	6	831
TOTALS	1,892			1,660	229,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,660	126.7300	167.28	277,685	1986	1986	0	0	0	17.20	82.80

1 SNGL FAM – 0% - 2024 Heated Area: 1388 HX Base Yr



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

1705 BLUE HERON LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	229,923
TOTAL MARKET OB/XF VALUE	5,947
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	435,870
SOH/AGL Deduction	23,648
ASSESSED VALUE	412,222
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	412,222
TOTAL JUST VALUE	435,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	374,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618206	REPAIR/RRF	200	10/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1167/0742	9/02/2003	QC	Q	I	01	100
GRANTOR: HIGGINS JENNIFER						
GRANTEE: HIGGINS PATRICK						
0955/1862	10/26/2000	WD	U	I		129,900
GRANTOR: FOX THOMAS R						
GRANTEE: HIGGINS PATRICK & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S32 E12 FOP=[YR=1993] E4 N5 W4 S5 $ N5 E4 S5 E10 FGR=[YR=1993] S22 E22 N22 W22 $ E18 N32 $.

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	0	35	4	140.00	SF	5.20	5.20	100	1986	1986	3	47	342	
2	0811	CONCRETE B	0	0	46	16	736.00	SF	5.20	5.20	100	1986	1986	3	47	1,799	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
4	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1993	1993	3	20	720	
5	1242	WD DECK A	0	0	30	16	480.00	SF	10.00	10.00	100	2005	2005	3	22	1,056	

LAND DESCRIPTION

TOTAL OB/XF 5,947

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	0		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