LOT 1
IN OR 2186/1138
OAK RIDGE PB 5/127

THARP DANIEL C & CHERYL G
2134 BLUE HERON CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-043A-0001-0000

BUILDING CHARACTERISTICS

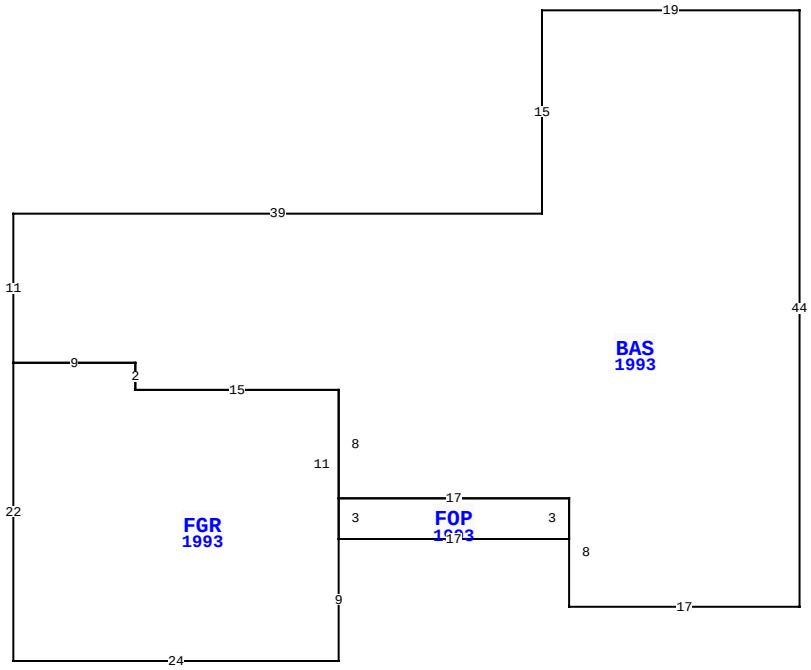
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,429	100	1993	1,429	205,081
FGR	498	55	1993	274	39,323
FOP	51	30	1993	15	2,152
TOTALS	1,978			1,718	246,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,718	133.4000	176.09	302,523	1987	1987	0	0	0	18.50	81.50

1 SNGL FAM – 0% - 2023 Heated Area: 1429 HX Base Yr



2134 BLUE HERON CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	246,556
TOTAL MARKET OB/XF VALUE	3,899
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	450,455
SOH/AGL Deduction	34,482
ASSESSED VALUE	415,973
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	415,973
TOTAL JUST VALUE	450,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	388,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4244	NEW CONSTR	48,365	07/17/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2186/1138	3/26/2018	WD	Q	I	01	259,000
GRANTOR: COLEMAN RYAN T & CARR						
GRANTEE: THARP DANIEL C & CH						
1960/1079	1/24/2015	QC	U	I	11	100
GRANTOR: COLEMAN RYAN T & AUST						
GRANTEE: COLEMAN RYAN T & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 S15 W39 S11 FGR=[YR=1993] S22 E24 N9 FOP=[YR=1993] E17 N3 W17 S3$ N11 W15 N2 W9$ E9 S2 E15 S8 E17 S8 E17 N44$.

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	0810	CONCRETE A	0	0	63	16	1,008.00	SF	6.50	6.50	100	1987	1987	3	49.5	3,243	
2	0810	CONCRETE A	0	0	23	4	92.00	SF	6.50	6.50	100	1987	1987	3	49.5	296	
3	1242	WD DECK A	0	0	15	12	180.00	SF	10.00	10.00	100	1987	1987	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 3,899

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