

LOT 2 IN OR 580/924
OAK RIDGE #2 PB 5/155

PATTERSON WAYNE A & WANDA J
1652 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-043B-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	11	CLAY TILE 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.	2. 100
Units		0 100
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	1,031	100	1993	1,031	141,208
BAS	384	100	1995	384	52,593
FGR	528	55	1993	290	39,719
FUS	342	100	1993	342	46,841
UOP	63	20	1993	13	1,781

TOTALS	2,348			2,060	282,142
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	1,371.00	SF	4.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,060	123.5192	163.05	335,883	1989	1989		0	0	16.00	84.00
1 SNGL FAM - 100% - 0 Heated Area: 1757 HX Base Yr												

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

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	
2	0812	CONCRETE C	0	100	0	0	1,371.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,989	

TOTAL OB/XF													4,269	
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	210,000.00	210,000.00	2			

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 8	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										282,142	
TOTAL LAND VALUE - MARKET										210,000	
TOTAL MARKET VALUE										496,411	
SOH/AGL Deduction										349,340	
ASSESSED VALUE										147,071	
TOTAL EXEMPTION VALUE										HX HB 50,722	
BASE TAXABLE VALUE										96,349	
TOTAL JUST VALUE										496,411	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										432,415	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0006775	REMODEL	10,000	04/17/2000
B9401561	ADDITION	8,000	12/01/1994
5873	NEW CONSTR	55,490	07/17/1989

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
0580/0924		10/03/1989	WD	Q	V		19,000		
GRANTOR: BOATRUGHT J C ET AL									
GRANTEE: PATTERSON WAYNE & W									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W24 BAS=[YR=1993] W9 N5 W28 BAS=[YR=1995] W12 S32 E12 N32 \$ S32 E28 N5 UOP=[YR=1993] E9 N7 W9S7 \$ N7 E9 N15 \$ S22 E24 N22 \$ PTR= E15 FUS=[YR=1993] E18 S19 W18 N19 \$ W15 \$.									