



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
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
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

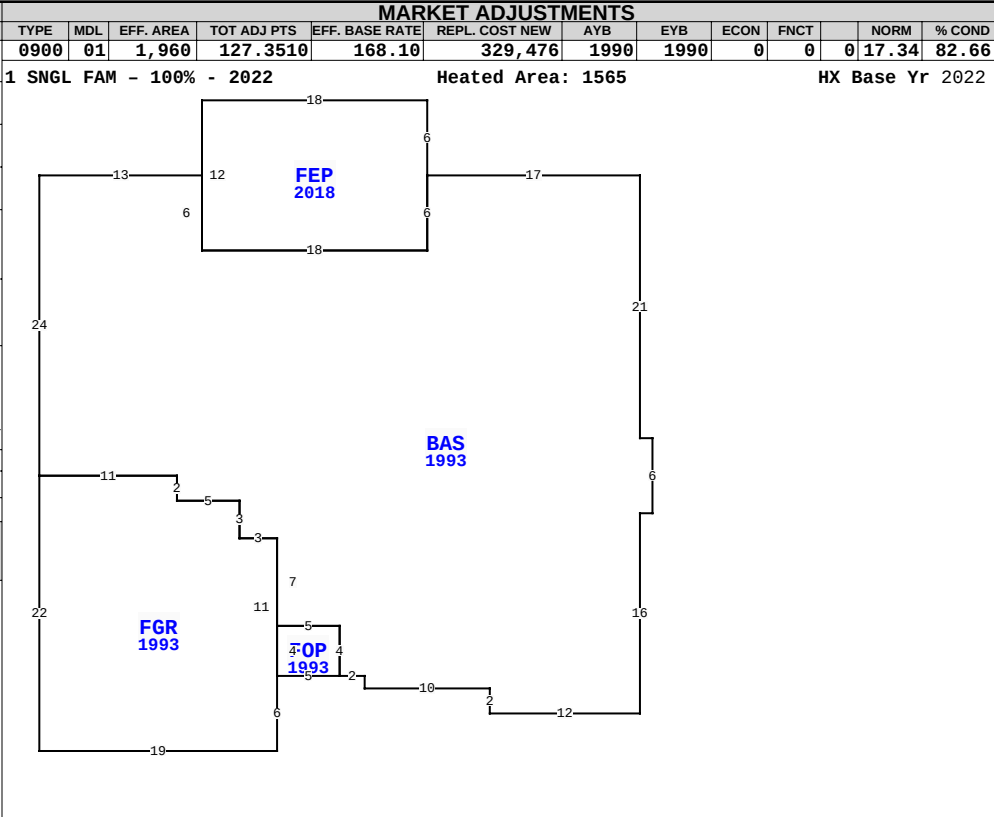
MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100	1993	1,565	217,459
FEP	216	80	2018	173	24,038
FGR	393	55	1993	216	30,014
FOP	20	30	1993	6	834

TOTALS	2,194			1,960	272,345
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	50	16	800.00	SF	6.50
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50
3	1242	WD DECK A	0	100	0	0	217.00	SF	10.00



1590 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	0810	CONCRETE A	0	100	50	16	800.00	SF	6.50	6.50	100	1990	1990	3	57	2,964	
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	1990	1990	3	57	133	
3	1242	WD DECK A	0	100	0	0	217.00	SF	10.00	10.00	100	1995	1995	3	20	434	

LAND DESCRIPTION										TOTAL OB/XF							3,531		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
1	000100	C	RES	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	210,000.00	210,000.00	210,000.00		
REVIEW DATE		01/31/2024		BY	KBA		Total Acres: 0.00		Total Land Value: 210,000				Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			272,345
TOTAL MARKET OB/XF VALUE			3,531
TOTAL LAND VALUE - MARKET			210,000
TOTAL MARKET VALUE			485,876
SOH/AGL Deduction			125,877
ASSESSED VALUE			359,999
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE			309,277
TOTAL JUST VALUE			485,876
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			422,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014890	H/AC	0	02/01/2001
6400	NEW CONSTR	55,245	04/11/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2331/1890	1/07/2020	WD	Q	I	01	379,500
GRANTOR: BENUS DAVID M & MANUE						
GRANTEE: LOUCKS LISA						
2116/1854	4/21/2017	WD	Q	I	01	280,000
GRANTOR: AUBURN KIMBERLY & HEN						
GRANTEE: BENUS DAVID M & MAN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W17 FEP=[YR=2018] N6 W18 S12 E18 N6 \$ S6 W18 N6 W13 S24 FGR=[YR=1993] S22 E19 N6 FOP=[YR=1993] E5 N4 W5 S4 \$ N11 W3 N3 W5 N2 W11 \$ E11 S2 E5 S3 E3 S7 E5 S4 E2 S1 E10 S2E12 N16 E1 N6 W1 N21 \$.									