

LOT 9
IN OR 545 PG 976
OAK RIDGE #2 PBK 5/155

CARINE DONNA M
1420 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-043B-0009-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	12	CEDAR 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 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	1,548	100	1993	1,548	218,292
FGR	528	55	1993	290	40,894
UOP	80	20	1993	16	2,257
TOTALS	2,156			1,854	261,442

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,854	130.2812	171.97	318,832	1988	1988	0	0	18.00	82.00

1 SNGL FAM - 100% - 1989

Heated Area: 1548

HX Base Yr 1989

Diagram showing property dimensions and area calculations:

- Overall dimensions: 44' (width) x 37' (depth).
- Internal dimensions and areas:
 - Top-left area: 24' x 22' (FGR 1993).
 - Bottom-left area: 25' x 11' (UOP 1993).
 - Bottom-right area: 25' x 25' (BAS 1993).
- Total area: 1548 sq ft.

BLD DATE		LGL DATE	
VE DATE		LAND DATE	05/06/2025