LOT 13
IN OR 726/545
OAK RIDGE #2 PB 5/155

POULIOT MARC
1543 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-043B-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

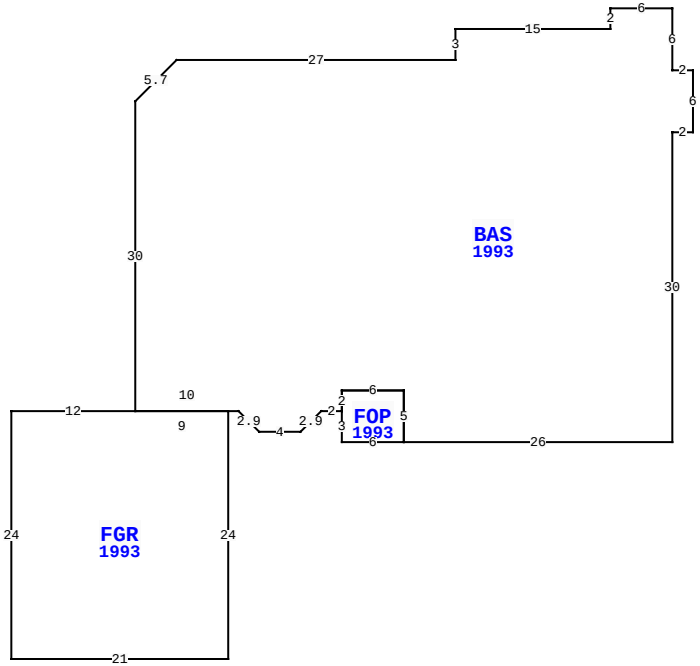
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,925	100	1993	1,925	257,103
FGR	504	55	1993	277	36,996
FOP	30	30	1993	9	1,202
TOTALS	2,459			2,211	295,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,211	136.3670	180.00	397,980	1988	1988	0	0	0	25.80	74.20

1 SNGL FAM – 100% - 1992 Heated Area: 1925 HX Base Yr 1992



1543 BLUE HERON LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		295,301
TOTAL MARKET OB/XF VALUE		5,591
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		500,892
SOH/AGL Deduction		324,913
ASSESSED VALUE		175,979
TOTAL EXEMPTION VALUE	DX HX HB	55,722
BASE TAXABLE VALUE		120,257
TOTAL JUST VALUE		500,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4579	NEW CONSTR	57,749	12/31/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0726/0545	3/23/1995	QC	Q	I	06	49,000
GRANTOR: POULIOT PATRICIA ANN						
GRANTEE: POULIOT MARC						
0632/1288	8/06/1991	WD	Q	I		105,000
GRANTOR: WEATHERLY CHARLES JR						
GRANTEE: POULIOT MARC & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N6 W6 S2 W15 S3 W27 D4 L4 S30
FGR=[YR=1993] W12 S24 E21 N24 W9$E10 D2 R2 E4 U2 R2 E2
FOP=[YR=1993] S3 E6 N5 W6S2$ N2 E6 S5 E26 N30 E2 N6$.

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	100	37	3	111.00	SF	6.50	6.50	100	1988	1988	3	52	375	
2	0810	CONCRETE A	0	100	0	0	352.00	SF	6.50	6.50	100	1988	1988	3	52	1,190	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
4	0810	CONCRETE A	0	100	7	5	35.00	SF	6.50	6.50	100	1988	1988	3	52	118	
5	0810	CONCRETE A	0	100	15	12	180.00	SF	6.50	6.50	100	1988	1988	3	52	608	
6	1242	WD DECK A	0	100	0	0	565.00	SF	10.00	10.00	100	1995	1995	3	20	1,130	

LAND DESCRIPTION

TOTAL OB/XF 5,591

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	100		RG-1	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