

STOFFEL MARK ARTHUR & AMY C
1531 BLUE HERON LN
FERNANDINA BEACH, FL 32034

00-00-30-043B-0014-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		8																	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																											
Exterior Wall	12	CEDAR 100				0900	01	3,021	121.2468	160.05	483,511	1988	2018	0	0	0	3.00	97.00	VALUATION BY																										
Roof Structure	03	GABLE/HIP 100				1 SNGL FAM - 100% - 2023										Heated Area: 2457										HX Base Yr 2023										STANDARD									
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE										469,006																			
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE										23,096																			
Interior Floor	14	CARPET 80														TOTAL LAND VALUE - MARKET										208,000																			
Interior Floor	11	CLAY TILE 20														TOTAL MARKET VALUE										692,102																			
Air Condition	03	CENTRAL 100														ASSESSED VALUE										92,074																			
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE										HX HB VX 55,722																			
Bedrooms		3 100														BASE TAXABLE VALUE										544,306																			
Bathrooms		3 100														TOTAL JUST VALUE										692,102																			
Frame	02	WOOD FRAME 100														NCON VALUE										13,077																			
Stories	1.5	1.5 100														INCOME VALUE																													
Units		0 100				PREVIOUS YEAR MKT VALUE										607,729																													
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	1,413	100	1993	1,413	219,366																																								
FEP	120	80	2010	96	14,904																																								
FGR	549	55	1993	302	46,885																																								
FOP	48	30	1993	14	2,174																																								
FOP	120	30	1993	36	5,589																																								
FOP	282	30	2025	85	13,196																																								
FST	56	55	2025	31	4,813																																								
FUS	1,044	100	1993	1,044	162,079																																								
TOTALS		3,632			3,021	469,006																																							
EXTRA FEATURES						1531 BLUE HERON LN, FERNANDINA BEACH																																							
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	61	17	1,037.00	SF	6.50	6.50	100	1988	1988	3	52	3,505																														
2	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	6.50	100	1988	1988	3	52	274																														
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	0	0	364.00	SF	6.50	6.50	100	1990	1990	3	57	1,349																														
6	0861	POOL GUNIT	0 100	25	10	250.00	SF	85.00	85.00	100	2000	2000	3	23	4,888																														
7	1243	WD DECK F	0 100	16	10	160.00	SF	8.00	8.00	100	2000	2000	3	20	256																														
8	0810	CONCRETE A	0 100	0	0	537.00	SF	6.50	6.50	100	1993	1993	3	64	2,234																														
9	0855	CONC PAVER	0 100	0	0	704.00	SF	10.00	10.00	100	2025	2024		100	7,040																														
10	1076	TRELLIS A	0 100	16	9	144.00	SF	7.50	7.50	100	2025	2024		100	1,080																														
11	1076	TRELLIS A	0 100	5	8	40.00	SF	7.50	7.50	100	2025	2024		100	300																														
LAND DESCRIPTION						TOTAL OB/XF										23,096																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000																												