

LOT 21
IN OR 1979/325
OAK RIDGE #2 PB 5/155

CROSBY GLENDA D
1401 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-043B-0021-0000



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	08	SHT VINYL 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. 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
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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	1,442	100	1993	1,442	197,986
FGR	528	55	1993	290	39,817
FOP	20	30	1993	6	824
FSP	247	40	1993	99	13,593
TOTALS	2,237			1,837	252,220

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0811	CONCRETE B	0	0 57 16	912.00
2	0810	CONCRETE A	0	0 38 3	114.00
3	0500	FP-PRE FAB	0	0 0 0	1.00
4	0810	CONCRETE A	0	0 12 9	108.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	0	

REVIEW DATE	01/31/2024	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,837	124.2000	163.94	301,158	1988	1988	0	0	0 16.25	83.75
1 SNGL FAM - 0% - 0											
Heated Area: 1442											
HX Base Yr											

1401 BLUE HERON LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5.20	100	1988	1988	3	52	2,466	
6.50	100	1988	1988	3	52	385	
3,500.00	100	1988	1988	3	62	2,170	
6.50	100	1988	1988	3	52	365	

TOTAL OB/XF											
5,386											

Total Acres: 0.00	Total Land Value: 200,000	Market: 0	Agricultural: 0	Common: 200,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	252,220
TOTAL MARKET OB/XF VALUE	5,386
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	457,606
SOH/AGL Deduction	109,899
ASSESSED VALUE	347,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,707
TOTAL JUST VALUE	457,606
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4873	NEW CONSTR	50,492	05/10/1988

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
1979/0325	3/27/2015	SW U	I 12
GRANTOR: LSF9 MASTER PARTICIPA			
GRANTEE: CROSBY GLENDA D			
1979/0324	3/23/2015	QC U	I 11
GRANTOR: JPMORGAN CHASE BANK N			
GRANTEE: LSF9 MASTER PARTICI			

SALE PRICE
168,900

BUILDING NOTES			
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BUILDING DIMENSIONS			
FSP=[YR=1993] W19 S13 BAS=[YR=1993] W26 S32 FGR=[YR=1993] W4 S24 E22 N24 W18 \$ E20 D2 R2 E4 U2 R2 E2 FOP=[YR=1993] E4 N5W4 S5\$ N5 E4 S5 E2 D2 R2 E3 U2 R2 E2 N32 W19 \$ E19 N13\$.			