



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20
Roof Structure	08
Roof Cover	03
Interior Wall	05
Interior Floor	11
Interior Floor	14
Air Condition	03
Heating Type	04
Bedrooms	4
Bathrooms	2.5
Frame	02
Stories	1.
Units	0
Occupancy	00
Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	
AREA TYPE	TOTAL GROSS AREA
BAS	2,634
FGR	766
FOP	70
FOP	493
STP	60
STP	54
STR	30
TOTALS	4,107

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,238	107.4560	169.78	549,748	1997	1997	0	0	20.25	79.75
1 SFR CUST - 100% - 2022											
Heated Area: 2634											
HX Base Yr 2022											
99034 GREEN HERON WAY, FERNANDINA BEACH											
BLD DATE											
LGL DATE											
04/16/2025 MLU											

NASSAU COUNTY PROPERTY			PAGE 1 of 1	7
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 7		Tax Dist:		
BUILDING MARKET VALUE		438,424		
TOTAL MARKET OB/XF VALUE		23,725		
TOTAL LAND VALUE - MARKET		250,000		
TOTAL MARKET VALUE		712,149		
SOH/AGL Deduction		120,844		
ASSESSED VALUE		591,305		
TOTAL EXEMPTION VALUE		HX HB	50,722	
BASE TAXABLE VALUE		540,583		
TOTAL JUST VALUE		712,149		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		701,913		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	100	0	0	3,858.00	SF	4.00	4.00	100
2	1127	BRICK 8"	0	100	0	0	19.00	SF	11.00	11.00	100
3	0300	BOAT DCK W	0	100	0	0	300.00	SF	40.00	40.00	100
4	0920	CWALL-WD/M	0	100	0	0	71.00	LF	390.00	390.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
23,725											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	1.00