LOT 1
IN OR 1923/368
ISLAND BLUFF SUB PB 5/92

SCHUSTER DANIEL J & TIMOTHEA C
1696 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-031B-0001-0000

BUILDING CHARACTERISTICS

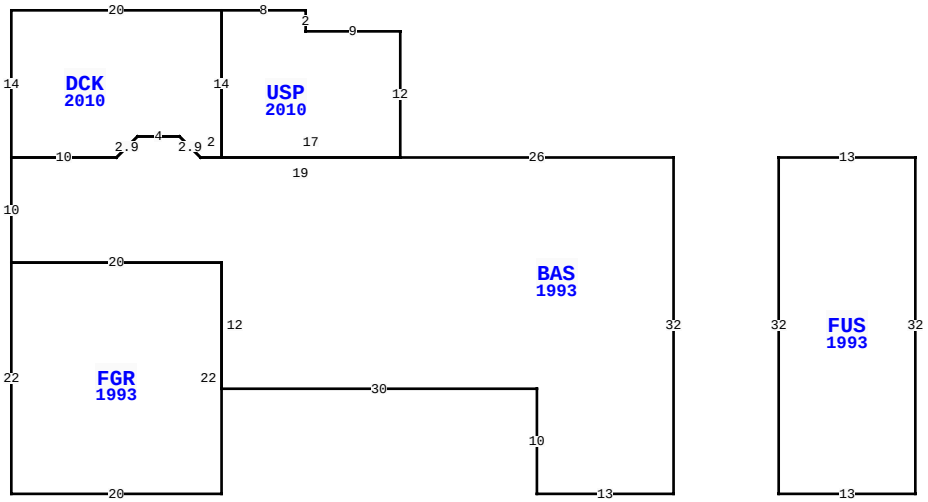
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	191,391
DCK	268	10	2010	27	4,012
FGR	440	55	1993	242	35,960
FUS	416	100	1993	416	61,815
USP	220	30	2010	66	9,808
TOTALS	2,632			2,039	302,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,039	125.5478	174.51	355,826	1987	1995	0	0	0	14.85	85.15

1 SNGL FAM 100% - 2015 Heated Area: 1704 HX Base Yr 2015



1696 BLUE HERON LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		302,986
TOTAL MARKET OB/XF VALUE		2,030
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		530,016
SOH/AGL Deduction		309,445
ASSESSED VALUE		220,571
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		164,160
TOTAL JUST VALUE		530,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002089	ADDITION	1,700	02/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1923/0368	6/03/2014	SW	U	I	18	156,200
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: SCHUSTER DANIEL J &						
1912/1022	4/11/2014	SW	U	I	11	100
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 USP=[YR=2010] N12 W9 N2 W8 DCK=[YR=2010] W20 S14 E10 U2 R2 E4 D2 R2 E2 N14$ S14 E17$ W19 U2 L2 W4 D2 L2 W10 S10 FGR=[YR=1993] S22 E20 N22 W20 $ E20 S12 E30 S10 E13 N32 $ PTR= E10 FUS=[YR=1993] E13 S32 W13 N32 $ W10 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 2,030

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	0006	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/09/2026 BY SYS