LOT 2
IN OR 1060/360
ISLAND BLUFF SUB PB 5/92

WOODS CHRISTY D
1698 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-031B-0002-0000**

## BUILDING CHARACTERISTICS

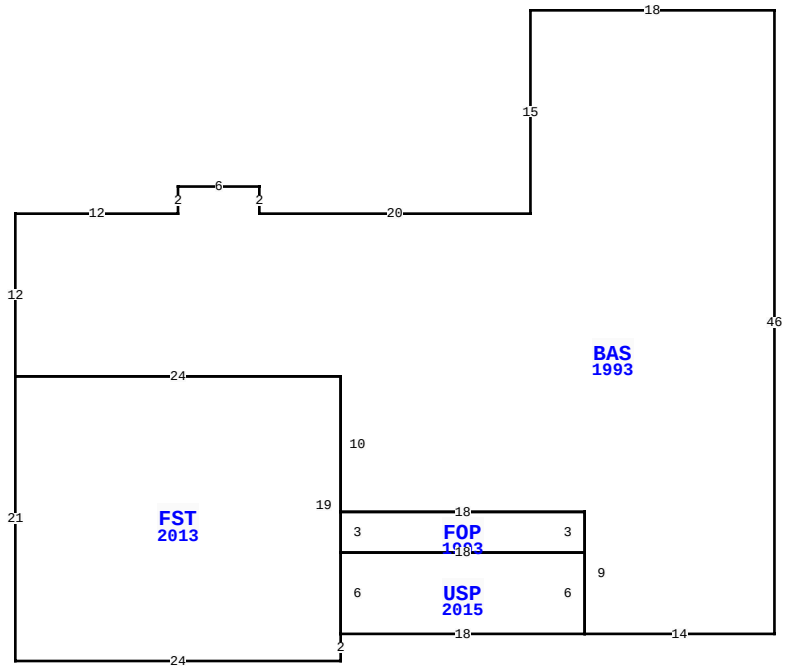
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 12 | CEDAR 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 07 | CORK/VTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 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 | 2009.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,400 | 100 | 1993 | 1,400 | 207,627 |
| FOP | 54 | 30 | 1993 | 16 | 2,373 |
| FST | 504 | 55 | 2013 | 277 | 41,081 |
| USP | 108 | 30 | 2015 | 32 | 4,746 |
| TOTALS | 2,066 | | | 1,725 | 255,826 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,725 | 129.7200 | 180.31 | 311,035 | 1986 | 1986 | 0 | 0 | 0 | 17.75 | 82.25 |

1 SNGL FAM 100% - 2003 Heated Area: 1400 HX Base Yr 2003




1698 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 | | 255,826 |
| TOTAL MARKET OB/XF VALUE | | 3,224 |
| TOTAL LAND VALUE - MARKET | | 225,000 |
| TOTAL MARKET VALUE | | 484,050 |
| SOH/AGL Deduction | | 307,704 |
| ASSESSED VALUE | | 176,346 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 124,935 |
| TOTAL JUST VALUE | | 484,050 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 475,232 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20212815 | REPAIR/RRF | 0 | 03/01/2021 |
| B1530593 | SCRNROOM | 2,297 | 06/01/2015 |
| R980815 | REPAIR/RRF | 0 | 03/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1060/0360 | 6/05/2002 | WD | Q | I | | 162,800 |
| GRANTOR: WHITAKER DAVID B & JE | | | | | | |
| GRANTEE: WOODS CHRISTY DINKI | | | | | | |
| 0596/0418 | 5/02/1990 | WD | Q | I | | 89,000 |
| GRANTOR: GARNER DAVID & SUELL | | | | | | |
| GRANTEE: WHITAKER DAVID & J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W18 S15 W20 N2 W6 S2 W12 S12 FST=[YR=2013] S21 E24 N2 USP=[YR=2015] E18 N6 FOP=[YR=1993] N3 W18 S3 E18$ W18 S6$ N19 W24 $ E24 S10 E18 S9 E14 N46 $.

## 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 | 1986 | 1986 | 3 | 56 | 1,960 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 468.00 | SF | 13.50 | 13.50 | 100 | 1986 | 1986 | 3 | 20 | 1,264 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,224

| 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 | | 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