LOT 8
IN OR 1987/823
ISLAND BLUFF SUB PB 5/92

SHEAHAN MICHAEL R & HEATHER ANNE
4213 TERRACE CT SE
SMYMA, GA 30082

2026

00-00-30-031B-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

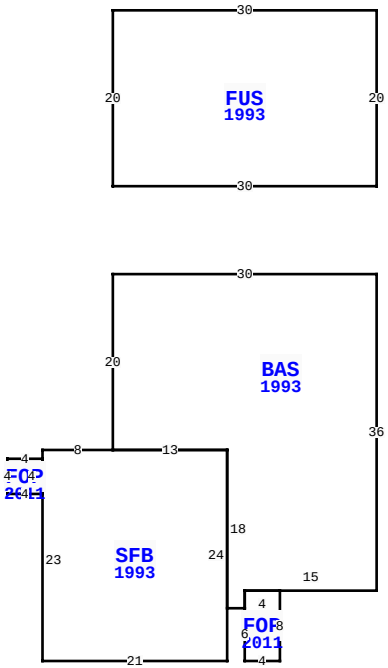
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	876	100	1993	876	129,544
FOP	16	30	2011	5	740
FOP	32	30	2011	10	1,479
FUS	600	100	1993	600	88,729
SFB	504	80	1993	403	59,597
TOTALS	2,028			1,894	280,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,894	124.8716	173.57	328,742	1986	1995	0	0	0	14.80	85.20

1 SNGL FAM 0% - 0 Heated Area: 1879 HX Base Yr



1716 BLUE HERON LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	280,088
TOTAL MARKET OB/XF VALUE	3,923
TOTAL LAND VALUE - MARKET	205,000
TOTAL MARKET VALUE	489,011
SOH/AGL Deduction	100,611
ASSESSED VALUE	388,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,400
TOTAL JUST VALUE	489,011
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	475,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25012	REMODEL	12,000	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1987/0823	6/22/2015	WD	Q	I	01	256,000
GRANTOR: GILCHRIST KARINA F/K/						
GRANTEE: SHEAHAN MICHAEL R &						
1687/0005	6/28/2010	QC	U	I	11	100
GRANTOR: GREGO ANTHONY V						
GRANTEE: GREGO KARINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S20 SFB=[YR=1993] W8 S1 FOP=[YR=2011] W4S4E4N4$ S23E21 N24 W13 $ E13 S18 E2FOP=[YR=2011] S6E4N8 W4S2$ N2 E15 N36 $ PTR= N10 FUS=[YR=1993] N20W30 S20E30$ S10$.

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
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
4	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	2001	2001	3	20	600	
6	0820	WOOD WALK	0	0	10	29	290.00	SF	11.75	11.75	100	1995	1995	3	40	1,363	

LAND DESCRIPTION

TOTAL OB/XF 3,923

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	0	0006	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS