LOT 13
ISLAND BLUFF SUB PB 5/92

VOLLMAN DAVID MICHAEL & BARBARA JEAN L/E/
1730 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-031B-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 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	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.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

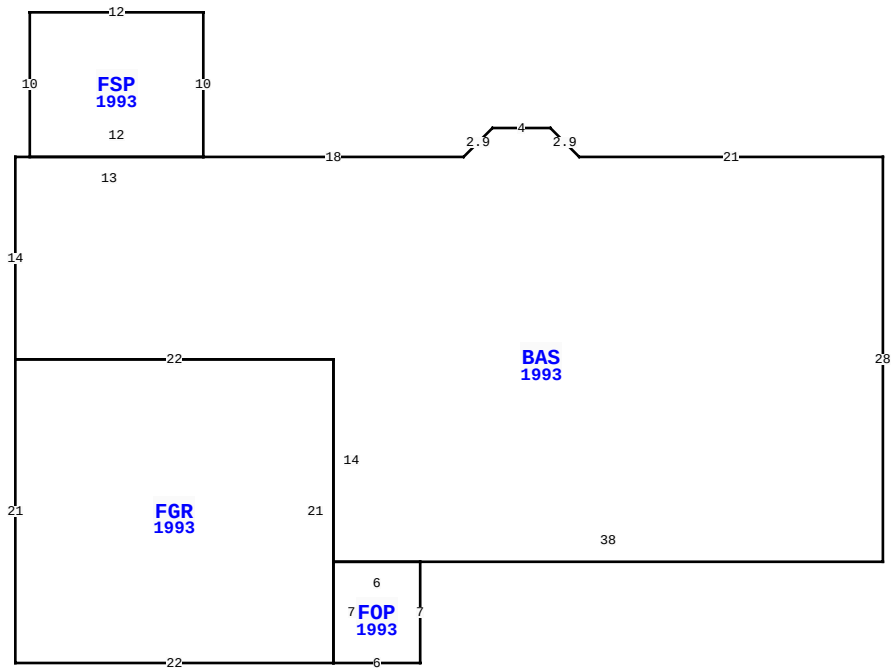
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,384	100	1993	1,384	200,771
FGR	462	55	1993	254	36,847
FOP	42	30	1993	13	1,886
FSP	120	40	1993	48	6,963
TOTALS	2,008			1,699	246,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,699	126.0400	175.20	297,665	1987	1987	0	0	0	17.20	82.80

1 SNGL FAM 100% - 2026 Heated Area: 1384 HX Base Yr 2026



1730 BLUE HERON LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 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		246,467
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		451,467
SOH/AGL Deduction		0
ASSESSED VALUE		451,467
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		400,056
TOTAL JUST VALUE		451,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2835/1054	12/15/2025	WD	U	I	11	100
GRANTOR: VOLLMAN STEVEN MICHAE						
GRANTEE: VOLLMAN DAVID MICHA						
2357/0894	4/27/2020	QC	U	I	11	100
GRANTOR: PROPERTY LINK LLC						
GRANTEE: VOLLMAN STEVEN MICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 U2 L2 W4 D2 L2 W18 FSP=[YR=1993] N10 W12 S10 E12 $ W13 S14 FGR=[YR=1993] S21 E22 FOP=[YR=1993] E6N7 W6 S7 $ N21 W22 $ E22 S14 E38 N28 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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