LOT 25
IN OR 1207/1348
ISLAND BLUFF SUB PB 5/92

BRUCKNER ROBERT L
1707 BLUE HERON LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-031B-0025-0000

BUILDING CHARACTERISTICS

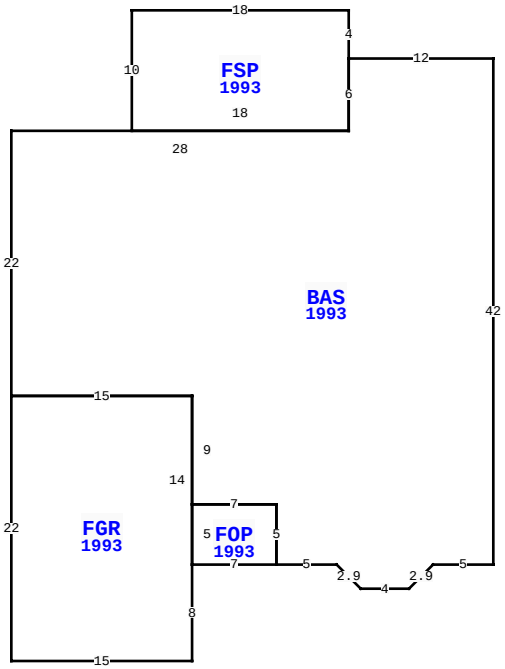
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,279	100	1993	1,279	189,594
FGR	330	55	1993	182	26,979
FOP	35	30	1993	10	1,483
FSP	180	40	1993	72	10,673
TOTALS	1,824			1,543	228,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,543	129.2646	179.68	277,246	1986	1986	0	0	0	17.50	82.50

1 SNGL FAM 100% - 2005 Heated Area: 1279 HX Base Yr 2005



1707 BLUE HERON LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		228,728
TOTAL MARKET OB/XF VALUE		2,824
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		436,552
SOH/AGL Deduction		287,479
ASSESSED VALUE		149,073
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,662
TOTAL JUST VALUE		436,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1207/1348	2/11/2004	WD	Q	I		135,000
GRANTOR: GROAT TIMOTHY W						
GRANTEE: BRUCKNER ROBERT L						
0497/0372	9/02/1986	WD	Q	I		68,200
GRANTOR: JOHUBOKE INC						
GRANTEE: GROAT CLARENCE J &						

BUILDING NOTES

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	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1992	1992	3	20	384	
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1992	1992	3	20	480	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FSP=[YR=1993] N4 W18 S10 E18 N6 $ S6 W28
S22 FGR=[YR=1993] S22 E15 N8 FOP=[YR=1993] E7 N5 W7 S5 $ N14
W15 $ E15 S9 E7 S5 E5 D2 R2 E4 U2 R2 E5 N42 $.

LAND DESCRIPTION

TOTAL OB/XF 2,824

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