LOT 6
IN OR 1067/1592
OAK RIDGE PB 5/127

MOUNCE ROBERT KENT
2126 BLUE HERON COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-043A-0006-0000

BUILDING CHARACTERISTICS

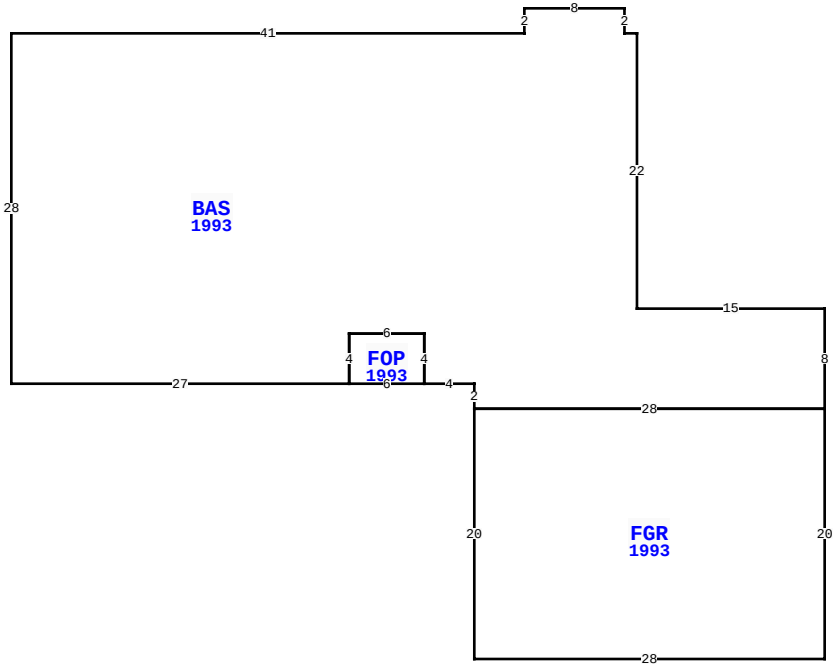
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,538	100	1993	1,538	227,589
FGR	560	55	1993	308	45,577
FOP	24	30	1993	7	1,036
TOTALS	2,122			1,853	274,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,853	129.8304	180.46	334,392	1989	1989	0	0	0	18.00	82.00

1 SNGL FAM 100% - 2003 Heated Area: 1538 HX Base Yr 2003



2126 BLUE HERON CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		274,201
TOTAL MARKET OB/XF VALUE		44,670
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		523,871
SOH/AGL Deduction		346,638
ASSESSED VALUE		177,233
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,822
TOTAL JUST VALUE		523,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313591	REPAIR/RRF	8,200	08/01/2013
3374	SWIM POOL	0	01/26/1989
5471	SWIM POOL	7,000	01/26/1989
5671	NEW CONSTR	500	01/26/1989
2878	H/AC	2,300	01/13/1989
5637	NEW CONSTR	2,300	01/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1067/1592	7/11/2002	WD	Q	I		141,000
GRANTOR: CUMMINS MICHAEL L & C						
GRANTEE: MOUNCE ROBERT KENT						
0781/0500	1/03/1997	WD	U	I	21	105,900
GRANTOR: CHRISTIANSEN JAMES M						
GRANTEE: CUMMINS MICHAEL L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N22 W1 N2 W8 S2 W41 S28 E27 FOP=[YR=1993] E6 N4 W6 S4 $ N4 E6 S4 E4 S2 FGR=[YR=1993] S20 E28 N20 W28 $ E28 N8 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1989	1989	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 44,670

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