

GALLION PHILIP M III & SUSAN M
1412 BLUE HERON LN
FERNANDINA BEACH, FL 32034-4411

00-00-30-043B-0010-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		8
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 8						Tax Dist:						
BUILDING MARKET VALUE						396,576						
TOTAL MARKET OB/XF VALUE						2,776						
TOTAL LAND VALUE - MARKET						215,000						
TOTAL MARKET VALUE						614,352						
SOH/AGL Deduction						365,921						
ASSESSED VALUE						248,431						
TOTAL EXEMPTION VALUE						HX HB		51,411				
BASE TAXABLE VALUE						197,020						
TOTAL JUST VALUE						614,352						
NCON VALUE						7,213						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						588,338						
PERMIT NUM		DESCRIPTION				AMT		ISSUED				
B250010003		SCRN ROOM				5,560		09/05/2025				
970630		REPAIR/RRF				3,500		07/01/1997				
9603513		ADDITION				15,600		12/01/1996				
4551		NEW CONSTR				70,570		12/15/1987				
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1010/0075		10/01/2001		WD	Q	I		218,500				
GRANTOR: DELONG DEBORAH ANNE												
GRANTEE: GALLION PHILIP M II												
0883/0970		5/18/1999		QC	Q	I	06	100				
GRANTOR: PARDUE ROBERT LESTER												
GRANTEE: DELONG DEBORAH ANNE												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993;ORIG=-24,0] W35 S34 D2R3 E9 U2R3 N2 N6 E20 N15												
E6 N6 W6 N5 \$												
FUS=[YR=1993;ORIG=-24,-30] N26 W35 S34 D2R3 E9 U2R3 N2 N6 E20												
\$												
FGR=[YR=1993;ORIG=-24,32] E24 N21 W24 S21 \$												
BAS=[YR=1997;ORIG=0,0] W24 S5 E6 S6 E18 N11 \$												
FOP=[YR=1993;ORIG=-44,32] E20 N6 W20 S6 \$												
FOP=[YR=1993;ORIG=-44,-24] E8 N6 W8 S6 \$												
USP=[YR=2026;ORIG=-59,0] N14 E12 S14 W12 \$												
PTR=[ORIG=0,0] N20 W24 S20 E24 \$												
LAND ALUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
215,000												
Common: 215,000												
PRINTED 07/09/2026 BY SYS												