

CROSBY GLENDA D
1401 BLUE HERON LN
FERNANDINA BEACH, FL 32034

00-00-30-043B-0021-0000



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

05 AVERAGE 100

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 80

08 SHT VINYL 20

03 CENTRAL 100

04 AIR DUCTED 100

3 100
2 100

02 WOOD FRAME 100

1. 1. 100
0 100

05 DIST 1A 100

00 NONE 100

06 Quality Level 06

0100 SINGLE FAMILY

MKT AREA 02

NEIGHBORHOOD/LOC 2008.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,442

100

1993

1,442

207,871

FGR

528

55

1993

290

41,805

FOP

20

30

1993

6

865

FSP

247

40

1993

99

14,271

TOTALS 2,237 1,837 264,812

EXTRA FEATURES

L N

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 1988 1988 3 60

2,100

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

RG-1

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

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900 01

1,837

124.2000

172.64

317,140

1988

1988

0

0

16.50

83.50

Heated Area: 1442 HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/28/2026

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 8

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

Tax Dist:

264,812

2,100

205,000

471,912

89,434

382,478

0

382,478

471,912

0

457,606

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

1979/0325

3/27/2015

SW U

I

12

168,900

GRANTOR: LSF9 MASTER PARTICIPA

GRANTEE: CROSBY GLENDA D

1979/0324

3/23/2015

QC U

I

11

100

GRANTOR: JPMORGAN CHASE BANK N

GRANTEE: LSF9 MASTER PARTICI

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W19 S13 BAS=[YR=1993] W26 S32 FGR=[YR=1993] W4 S24 E22 N24 W18 \$ E20 D2 R2 E4 U2 R2 E2 FOP=[YR=1993] E4 N5W4 S5\$ N5 E4 S5 E2 D2 R2 E3 U2 R2 E2 N32 W19 \$ E19 N13\$.