

BLK A S'LY 132.5 FT OF LOT 7  
S'LY 132.5 FT W'LY 27.2 FT OF  
LOT 8 IN OR 2254/457

MAINES KEVIN S & MEGAN R  
98 CITRONA DR  
FERNANDINA BEACH, FL 32034

2023

00-00-31-100A-000A-0072



| BUILDING CHARACTERISTICS                                                                                                                     |                  |                  |                      |                      |                                 |          |        |        |             | MARKET ADJUSTMENTS         |           |           |             |                |                |                 |            |                             |      | NASSAU COUNTY PROPERTY    |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|----------------------|----------------------|---------------------------------|----------|--------|--------|-------------|----------------------------|-----------|-----------|-------------|----------------|----------------|-----------------|------------|-----------------------------|------|---------------------------|-------|--------|--------------|--------|--|--|--|--|--|-----------------|--|--|--|--|--|--|--|--|--|----------|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                 |                  |                  |                      |                      |                                 |          |        |        |             | VALUATION SUMMARY          |           |           |             |                |                |                 |            |                             |      | PAGE 1 of 2               |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| ELEMENT                                                                                                                                      | CD               |                  |                      |                      |                                 |          |        |        |             | TYPE                       | MDL       | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB        | ECON                        | FNCT |                           | NORM  | % COND |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 11               | BD/BTN AVG 60    |                      |                      |                                 |          |        |        |             | 0100                       | 01        | 1,733     | 109.3000    | 98.64          | 170,943        | 1983            | 1995       | 0                           | 0    | 0                         | 13.30 | 86.70  | VALUATION BY |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 10               | ABOVE AVG 40     |                      |                      |                                 |          |        |        |             | 1 SINGLE FAM - 100% - 2020 |           |           |             |                |                |                 |            |                             |      | Heated Area: 1693         |       |        |              |        |  |  |  |  |  | HX Base Yr 2020 |  |  |  |  |  |  |  |  |  | STANDARD |  |  |  |  |  |  |  |
| Roof Structure                                                                                                                               | 03               | GABLE/HIP 100    |                      |                      |                                 |          |        |        |             |                            |           |           |             |                |                |                 |            |                             |      | BUILDING MARKET VALUE     |       |        |              |        |  |  |  |  |  | 148,208         |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 03               | COMP SHNGL 100   |                      |                      |                                 |          |        |        |             |                            |           |           |             |                |                |                 |            |                             |      | TOTAL MARKET OB/XF VALUE  |       |        |              |        |  |  |  |  |  | 41,357          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 100      |                      |                      |                                 |          |        |        |             |                            |           |           |             |                |                |                 |            |                             |      | TOTAL LAND VALUE - MARKET |       |        |              |        |  |  |  |  |  | 199,800         |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                               | 14               | CARPET 70        |                      |                      |                                 |          |        |        |             |                            |           |           |             |                |                |                 |            |                             |      | TOTAL MARKET VALUE        |       |        |              |        |  |  |  |  |  | 389,365         |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                               | 12               | HARDWOOD 30      |                      |                      |                                 |          |        |        |             | SOH/AGL Deduction          |           |           |             |                |                |                 |            |                             |      | 139,907                   |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100      |                      |                      |                                 |          |        |        |             | ASSESSED VALUE             |           |           |             |                |                |                 |            |                             |      | 249,458                   |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100   |                      |                      |                                 |          |        |        |             | TOTAL EXEMPTION VALUE      |           |           |             |                |                |                 |            |                             |      | HX HB 50,000              |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                     | 3                | 100              |                      |                      |                                 |          |        |        |             | BASE TAXABLE VALUE         |           |           |             |                |                |                 |            |                             |      | 199,458                   |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                    | 2                | 100              |                      |                      |                                 |          |        |        |             | TOTAL JUST VALUE           |           |           |             |                |                |                 |            |                             |      | 389,365                   |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| Frame                                                                                                                                        | 02               | WOOD FRAME 100   |                      |                      |                                 |          |        |        |             | NCON VALUE                 |           |           |             |                |                |                 |            |                             |      | 0                         |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| Stories                                                                                                                                      | 1.               | 1. 100           |                      |                      |                                 |          |        |        |             | INCOME VALUE               |           |           |             |                |                |                 |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| Units                                                                                                                                        | 0                | 100              |                      |                      |                                 |          |        |        |             | PREVIOUS YEAR MKT VALUE    |           |           |             |                |                |                 |            |                             |      | 324,949                   |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                | 02               | DIST FB 100      |                      |                      |                                 |          |        |        |             |                            |           |           |             |                |                |                 |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                    | 00               | NONE 100         |                      |                      |                                 |          |        |        |             |                            |           |           |             |                |                |                 |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| Quality                                                                                                                                      | 03               | Quality Level 03 |                      |                      |                                 |          |        |        |             |                            |           |           |             |                |                |                 |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                     | 0100             | SINGLE FAMILY    |                      |                      |                                 |          |        |        |             |                            |           |           |             |                |                |                 |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                      |                  | MKT AREA         |                      |                      |                                 |          |        |        |             | 01                         |           |           |             |                |                |                 |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                             | 1008.00          |                  |                      |                      |                                 |          |        |        |             |                            |           |           |             |                |                |                 |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                    | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA         | SUBAREA MARKET VALUE |                                 |          |        |        |             |                            |           |           |             |                |                |                 |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| BAS                                                                                                                                          | 1,213            | 100              | 1,213                | 103,737              |                                 |          |        |        |             |                            |           |           |             |                |                |                 |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| BAS                                                                                                                                          | 480              | 100              | 480                  | 41,050               |                                 |          |        |        |             |                            |           |           |             |                |                |                 |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 12               | 30               | 4                    | 342                  |                                 |          |        |        |             |                            |           |           |             |                |                |                 |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 120              | 30               | 36                   | 3,079                |                                 |          |        |        |             |                            |           |           |             |                |                |                 |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                       | 1,825            |                  | 1,733                | 148,208              |                                 |          |        |        |             |                            |           |           |             |                |                |                 |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                  |                      |                      | 98 CITRONA DR, FERNANDINA BEACH |          |        |        |             |                            |           |           |             |                |                |                 |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| 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      |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| 1                                                                                                                                            | 0810             | CONCRETE A       | 0                    | 100                  | 4                               | 6        | 24.00  | SF     | 6.50        | 6.50                       | 100       | 1983      | 1983        | 3              | 44             | 69              |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| 2                                                                                                                                            | 0940             | SHEDS/PORT       | 0                    | 100                  | 10                              | 9        | 90.00  | SF     | 30.00       | 30.00                      | 100       | 1993      | 1993        | 3              | 20             | 540             |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| 5                                                                                                                                            | 0861             | POOL GUNIT       | 0                    | 100                  | 13                              | 30       | 390.00 | SF     | 85.00       | 85.00                      | 100       | 1997      | 1997        | 3              | 21             | 6,962           |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| 6                                                                                                                                            | 0845             | KOOL DECK        | 0                    | 100                  | 0                               | 0        | 461.00 | SF     | 7.25        | 7.25                       | 100       | 1997      | 1997        | 3              | 75             | 2,507           |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| 7                                                                                                                                            | 0500             | FP-PRE FAB       | 0                    | 100                  | 0                               | 0        | 1.00   | UT     | 3,500.00    | 3,500.00                   | 100       | 2004      | 2004        | 3              | 89             | 3,115           |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| 8                                                                                                                                            | 0810             | CONCRETE A       | 0                    | 100                  | 122                             | 3        | 366.00 | SF     | 6.50        | 6.50                       | 100       | 2004      | 2004        | 3              | 86             | 2,046           |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| 9                                                                                                                                            | 0810             | CONCRETE A       | 0                    | 100                  | 63                              | 11       | 693.00 | SF     | 6.50        | 6.50                       | 100       | 2004      | 2004        | 3              | 86             | 3,874           |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| 10                                                                                                                                           | 0810             | CONCRETE A       | 0                    | 100                  | 58                              | 10       | 580.00 | SF     | 6.50        | 6.50                       | 100       | 2004      | 2004        | 3              | 86             | 3,242           |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| 11                                                                                                                                           | 0462             | ST/AL FNC        | 0                    | 100                  | 75                              | 4        | 300.00 | SF     | 10.00       | 10.00                      | 100       | 2004      | 2004        | 3              | 40             | 1,200           |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| 12                                                                                                                                           | 0510             | GARAGE WD-       | 0                    | 100                  | 18                              | 22       | 396.00 | SF     | 42.00       | 42.00                      | 100       | 2011      | 2011        | 3              | 68             | 11,310          |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                  |                      |                      | TOTAL OB/XF 34,865              |          |        |        |             |                            |           |           |             |                |                |                 |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| 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                | SFR                  | 100                  | 0006                            | R-1      | 75.00  | 132.00 | 75.00       | FF                         | 1         | 1.11      | 1.00        | 1.11           | 2,400.00       | 2,664.00        | 199,800    |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |
| REVIEW DATE 04/20/2017 BY DJ Total Acres: 0.00 Total Land Value: 199,800 Market: 0 Agricultural: 0 Common: 199,800 PRINTED 08/02/2023 BY SYS |                  |                  |                      |                      |                                 |          |        |        |             |                            |           |           |             |                |                |                 |            |                             |      |                           |       |        |              |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |

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|             |            |    |    |                   |                           |           |                 |                 |                           |
|-------------|------------|----|----|-------------------|---------------------------|-----------|-----------------|-----------------|---------------------------|
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|-------------|------------|----|----|-------------------|---------------------------|-----------|-----------------|-----------------|---------------------------|