

BLOCK D LOTS 1 & 2
IN OR 2161/399
ALTA VISTA #3 PB 2/9

HECKER ARLENE
101 CITRONA DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-100A-000D-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	04	PLYWOOD 50
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

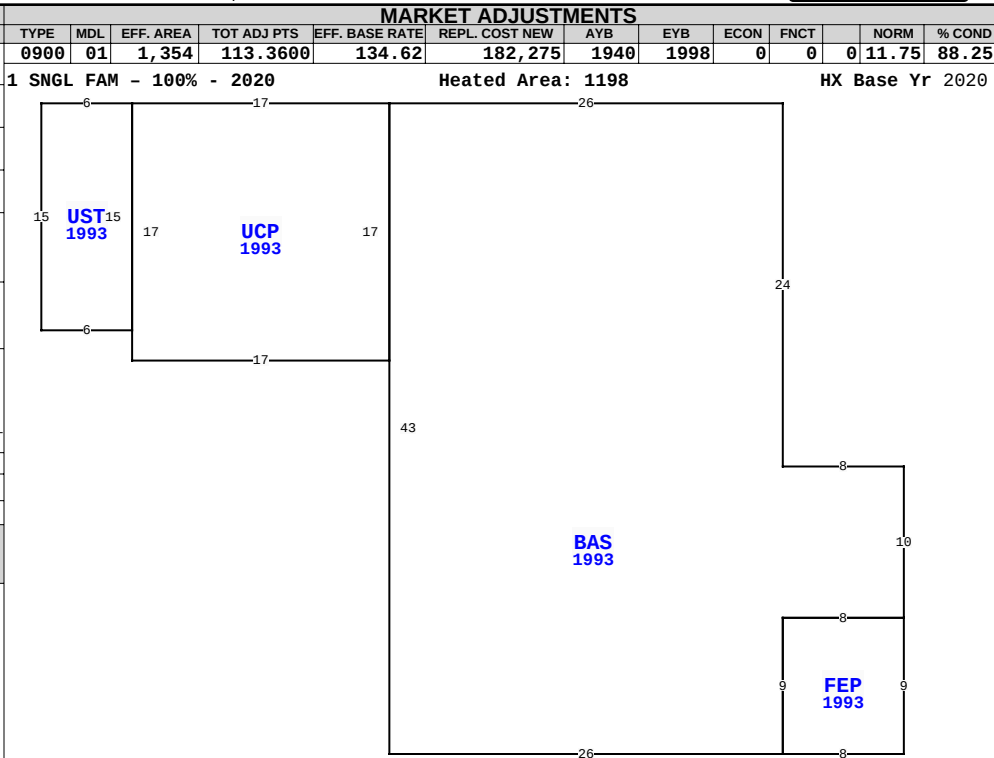
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,198	100	1,198	142,325
FEP	72	80	58	6,891
UCP	289	20	58	6,891
UST	90	45	40	4,752

TOTALS	1,649		1,354	160,858
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	305.00	SF	6.50	6.50	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	
3	0810	CONCRETE A	0	100	50	11	550.00	SF	6.50	6.50	
4	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	
5	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	100.00	148.00	100.00	FF	1



101 CITRONA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0	0	305.00	SF	6.50	6.50	100	1940	1940	3	20	397	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1985	1985	3	20	480	
3	0810	CONCRETE A	0	100	50	11	550.00	SF	6.50	6.50	100	1986	1986	3	52	1,859	
4	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	1990	1990	3	20	960	
5	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	

TOTAL OB/XF											
4,176											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
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											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100639	REPAIR/RRF	2,000	04/22/2010
20091326	REPAIR/RRF	11,750	09/30/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2161/0399	12/01/2017	WD	Q	I	01	273,000
GRANTOR: SCOTT STEPHEN L II &						
GRANTEE: HECKER ARLENE						
2136/0415	7/25/2017	WD	Q	I	01	210,000
GRANTOR: LESTER JAMES D & WEND						
GRANTEE: SCOTT STEPHEN L II						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W8 N24 W26 UCP=[YR=1993] W17 UST=[YR=1993] W6 S15 E6N15\$ S17 E17 N17\$ S43 E26 FEP=[YR=1993] E8 N9 W8 S9\$ N9 E8 N10\$.											