

PT OF LOT 11
IN OR 2433/738
CITRONA UNR

BRAZELL DOROTHY E L/E/
206 CITRONA DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1180-0011-0030



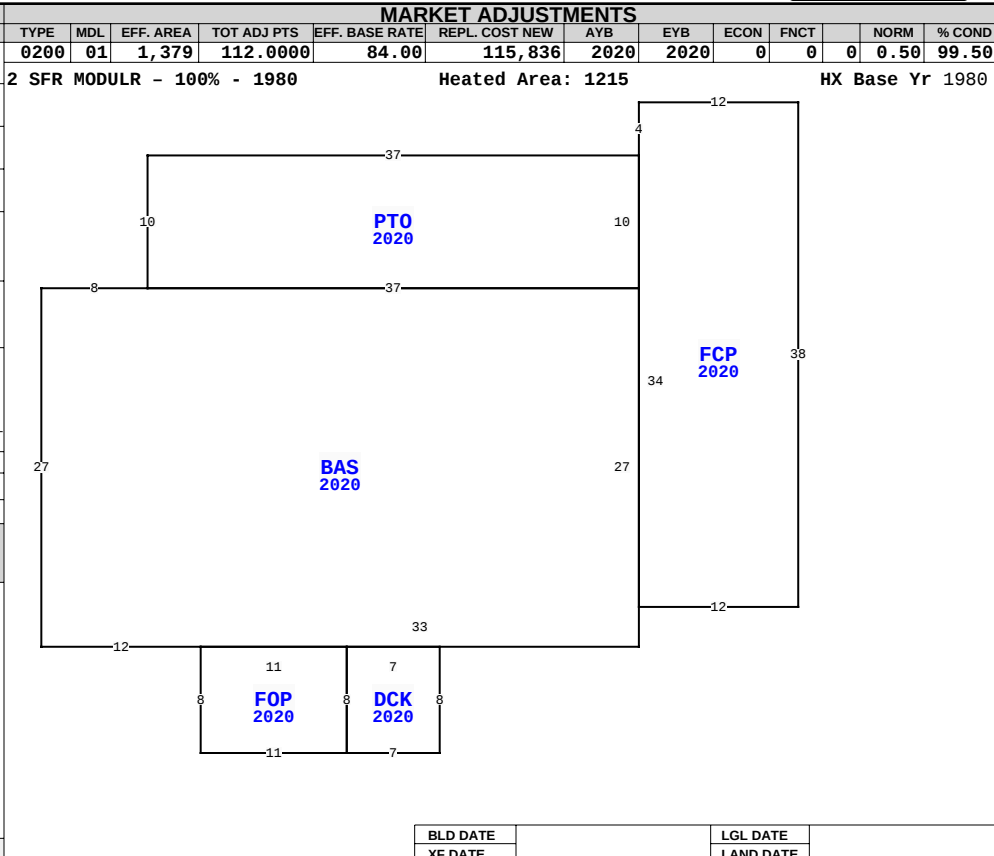
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	1,215	100	1,215	101,550
DCK	56	10	6	501
FCP	456	25	114	9,528
FOP	88	30	26	2,173
PTO	370	5	18	1,504
TOTALS	2,185		1,379	115,257

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0350	CARPORT WD	0	100	6	8	48.00	SF	7.15	7.15	
3	0350	CARPORT WD	0	100	10	6	60.00	SF	7.15	7.15	
4	0825	BRICK	0	100	0	0	150.00	SF	6.25	6.25	
5	0825	BRICK	0	100	9	11	99.00	SF	6.25	6.25	
6	0350	CARPORT WD	0	100	10	12	120.00	SF	7.15	7.15	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		R-1A	100.00	93.00	100.00	FF	



206 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
2	0350	CARPORT WD	0	100	6	8	48.00	SF	7.15	7.15	100	2002	2002	3	21	72	
3	0350	CARPORT WD	0	100	10	6	60.00	SF	7.15	7.15	100	2002	2002	3	21	90	
4	0825	BRICK	0	100	0	0	150.00	SF	6.25	6.25	100	2002	2002	3	95	891	
5	0825	BRICK	0	100	9	11	99.00	SF	6.25	6.25	100	1961	1961	3	41.4	256	
6	0350	CARPORT WD	0	100	10	12	120.00	SF	7.15	7.15	100	1961	1961	3	20	172	

TOTAL OB/XF											
1	000100	C	SFR	100		R-1A	100.00	93.00	100.00	FF	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										115,257	
TOTAL MARKET OB/XF VALUE										1,481	
TOTAL LAND VALUE - MARKET										160,000	
TOTAL MARKET VALUE										276,738	
SOH/AGL Deduction										85,915	
ASSESSED VALUE										190,823	
TOTAL EXEMPTION VALUE										HX HB WX SX 105,000	
BASE TAXABLE VALUE										85,823	
TOTAL JUST VALUE										276,738	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										265,560	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200550	NEW CONSTR	0	11/06/2020
20200015	DEMOLITION	0	07/15/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2433/0738	2/11/2021	QC	U	I	11	100
GRANTOR: BRAZELL DOROTHY E						
GRANTEE: BRAZELL DONNA M						
1987/1970	6/26/2015	QC	U	I	11	100
GRANTOR: BRAZELL DOROTHY E						
GRANTEE: BRAZELL DONNA M & K						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=2020] W12 S4 PTO=[YR=2020] W37 S10 BAS=[YR=2020] W8 S27 E12 FOP=[YR=2020] S8 E11 DCK=[YR=2020] E7 N8 W7 S8 \$ N8 W11 \$ E33 N27 W37 \$ E37 N10 \$ S34 E12 N38 \$.											