



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	10	ABOVE AVG 100	0100	01	1,873	110.1030	99.37	186,120	1902	2000	0	0	10.50	89.50	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2004													Heated Area: 1842									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2004									
Interior Wall	05	DRYWALL 100																							
Interior Floo	12	HARDWOOD 100																							
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			04	Quality Level 04																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM																	MKT AREA		01						
NEIGHBORHOOD/LOC			1011.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,200	100	1,200	106,723																					
BAS	291	100	291	25,881																					
BAS	351	100	351	31,217																					
FOP	60	30	18	1,601																					
FOP	25	30	8	712																					
STP	15	10	2	178																					
STR	30	10	3	267																					
TOTALS			1,972	1,873	166,577																				
EXTRA FEATURES			304 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	40	16	640.00	SF	6.50	6.50	100	1978	1978	3	30	1,248										
2	0511	GARAGE CB-	0 100	24	20	480.00	SF	40.00	40.00	100	1978	1978	3	30	5,760										
3	0810	CONCRETE A	0 100	7	4	28.00	SF	6.50	6.50	100	1966	1966	3	20	36										
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1966	1966	3	29	1,015										
5	0810	CONCRETE A	0 100	0	0	306.00	SF	6.50	6.50	100	2015	2015	3	96	1,909										
6	0811	CONCRETE B	0 100	0	0	662.00	SF	5.20	5.20	100	2015	2015	3	96	3,305										
TOTAL OB/XF 13,273																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	200.00	200.00	200.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	400,000								
REVIEW DATE 12/05/2017 BY DJ Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS																									