

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	VALUATION SUMMARY									
																VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 176,000 TOTAL MARKET VALUE 176,000 SOH/AGL Deduction 107,619 ASSESSED VALUE 68,381 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 68,381 TOTAL JUST VALUE 176,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 140,800										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED										
MAP NUM					MKT AREA			01																		
NEIGHBORHOOD/LOC 1011.00																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / V RSN CD SALE PRICE 1548/0016 1/25/2008 WD Q V 90,000 GRANTOR: DUEY JOHN C & ANNE B GRANTEE: RESENDIZ SUSAN E & 0354/0595 2/25/1982 WD U V 06 100 GRANTOR: WAGNER MARGARET D GRANTEE: DUEY JOHN CRAIG & A										
TOTALS																BUILDING NOTES BUILDING DIMENSIONS										
EXTRA FEATURES					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											
LAND DESCRIPTION																TOTAL OB/XF 0										
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	000000	C	VAC RES	0	0006	R-1	88.00	200.00	88.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	176,000									
REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 176,000 Market: 0 Agricultural: 0 Common: 176,000 PRINTED 08/02/2023 BY SYS																										