

LOTS 47,71 & PT LOTS 46,48,70,
72 & ABND R/W'S IN DBK 45/439
(EX N 125FT OF LOTS 46 & 72 &

SCHOOL BOARD OF NASSAU COUNTY
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1180-0047-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 100		
Roof Structur	09	RIDGE FRME 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	01	MINIMUM 100		
Interior Floo	07	CORK/VTILE 100		
Ceiling	01	FIN.SUSPD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		0 100		
Frame	03	MASONRY 100		
Story Height		10 100		
RMS		0 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality		03	Quality Level 03	
DOR CODE		8300	PUBLIC SCHOOLS	
MAP NUM			MKT AREA	01
NEIGHBORHOOD/LOC		1011.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	1,998	185,941
BAS	2,524	100	2,524	234,893
CAN	30	30	9	837
CAN	70	30	21	1,955
CAN	436	30	131	12,191
CDN	1,624	35	568	52,860
UST	24	40	10	931
TOTALS	6,706		5,261	489,609

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7201	04	5,261	80.4270	163.27	858,963	1956	1956	0	0	43.00	57.00
1 SCHOOL - 0% - 0											
Heated Area: 4522 HX Base Yr											
315 CITRONA DR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY										PAGE 1 of 20		2
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 2					Tax Dist:							
BUILDING MARKET VALUE					11,873,184							
TOTAL MARKET OB/XF VALUE					286,077							
TOTAL LAND VALUE - MARKET					2,481,000							
TOTAL MARKET VALUE					14,640,261							
SOH/AGL Deduction					5,052,272							
ASSESSED VALUE					9,587,989							
TOTAL EXEMPTION VALUE					01	9,587,989						
BASE TAXABLE VALUE					0							
TOTAL JUST VALUE					14,640,261							
NCON VALUE					428,742							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					12,627,901							

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	42,947.00	SF	2.00	2.00	
2	0400	CONC CURB	0	0	0	0	1,085.00	LF	15.00	15.00	
3	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	
4	0424	CL FNC 6'	0	0	0	0	52.00	LF	20.00	20.00	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	
6	0803	ASPHALT C	0	0	0	0	18,305.00	SF	2.00	2.00	
7	0400	CONC CURB	0	0	0	0	920.00	LF	15.00	15.00	
8	0803	ASPHALT C	0	0	99	79	7,821.00	SF	2.00	2.00	
9	0812	CONCRETE C	0	0	0	0	2,105.00	SF	4.00	4.00	
10	0812	CONCRETE C	0	0	0	0	4,413.00	SF	4.00	4.00	
TOTAL OB/XF 112,026											
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	008300	C	SCHOOL	0			0.00	0.00	16.54	AC	1.00
REVIEW DATE 01/14/2021 BY TWA											

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 6 of 20	2	
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												STANDARD				
Exterior Wall	05	AVERAGE 100		7201	04	822	74.6550	151.55	124,574	1980	1980	0	0	17.75	82.25	VALUATION BY					Tax Group: 2					Tax Dist:						
Roof Structure	04	WOOD TRUSS 100		6 SCHOOL - 0% - 0												BUILDING MARKET VALUE					11,873,184											
Roof Cover	03	COMP SHNGL 100		Heated Area: 816												TOTAL MARKET OB/XF VALUE					286,077											
Interior Wall	05	DRYWALL 100		HX Base Yr												TOTAL LAND VALUE - MARKET					2,481,000											
Interior Floor	07	CORK/VTILE 100		7 4 4 7 DCK 1993												TOTAL MARKET VALUE					14,640,261											
Ceiling	01	FIN.SUSPD 100		30 24 24 30 BAS 1993												SOH/AGL Deduction					5,052,272											
Air Condition	02	WINDOW 100		7 4 4 7 DCK 1993												ASSESSED VALUE					9,587,989											
Heating Type	03	FORCED AIR 100														TOTAL EXEMPTION VALUE					01					9,587,989						
Fixtures	02	0 100														BASE TAXABLE VALUE					0											
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE					14,640,261											
Story Height	02	8 100														NCON VALUE					428,742											

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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	01 FLAT 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	07 CORK/VILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	0 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	0 100
Stories	1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	8300 PUBLIC SCHOOLS

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1011.00	

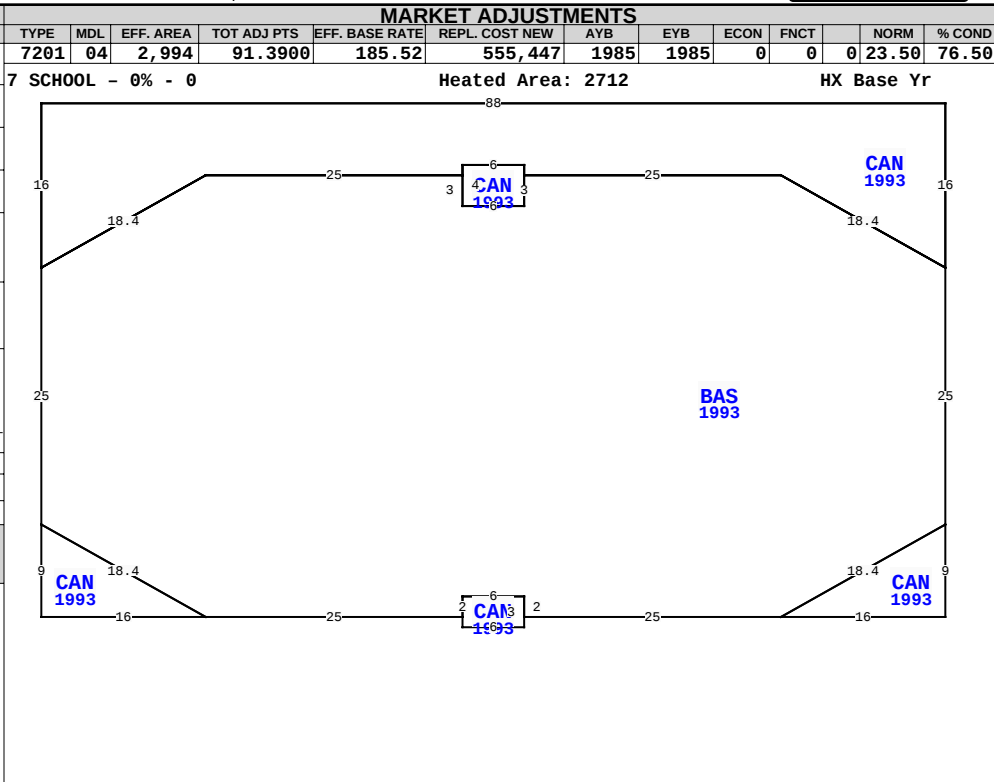
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,712	100	2,712	384,894
CAN	18	30	5	710
CAN	24	30	7	994
CAN	72	30	22	3,122
CAN	72	30	22	3,122
CAN	754	30	226	32,075

TOTALS	3,652		2,994	424,917
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EXTRA FEATURES	
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
61 0940 SHEDS/PORT	0	0	20	20	400.00	SF	30.00	30.00	100	2019	2019	3	90	10,800	
62 0940 SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2021	2021	3	97	4,656	

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	



BLD DATE	06/24/2016	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

315 CITRONA DR, FERNANDINA BEACH	
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TOTAL OB/XF		15,456
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TOTAL OB/XF		15,456
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NASSAU COUNTY PROPERTY		PAGE 7 of 20	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			11,873,184
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ASSESSED VALUE			9,587,989
TOTAL EXEMPTION VALUE	01		9,587,989
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			14,640,261
NCON VALUE			428,742
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			12,627,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA	
OFF RECORD Number	DATE
TYPE INST	Q U
V I	I I
RSN CD	SALE PRICE
0674/0882	10/19/1992
WD U	I I
06	100
GRANTOR: NASSAU BOARD OF COUNT	
GRANTEE: SCHOOL BOARD OF NAS	
0094/0569	8/20/1969
WD U	I I
03	21,500
GRANTOR: FERNANDINA DOCK & REA	
GRANTEE: SCHOOL BOARD OF NAS	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] U9 L16 W25 CAN=[YR=1993] N1 W6 S4 E6 N3\$ S3	
W6 N3 W25 D9 L16 S25 CAN=[YR=1993] S9 E16 U9 L16 \$ D9	
R16 E25 CAN=[YR=1993] S1 E6 N3 W6 S2\$ N2 E6 S2 E25	
CAN=[YR=1993] E16 N9 D9 L16 \$ U9 R16 N25 CAN=[YR=1993]	
N16 W88 S16 U9 R16 E25 N1 E6 S1 E25 D9 R16 \$ U9 L16 W25	
N1 W6 S1 W25 D9 L16 N16 E88 S16\$.	

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