

LOT 1 (EX S-1)
IN OR 1936/430
ESMT OR 519/834

KALISTA JAMES D JR & MOFFITT LAURA JEAN
510 CITRONA DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1616-0001-0000

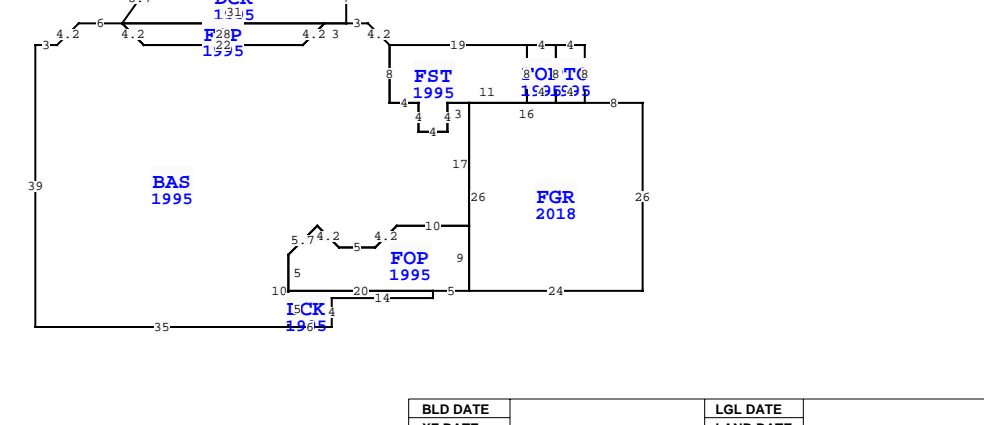


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,147	100.4640	119.30	375,437	1995	1995	0	0	13.25	86.75

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			325,692
TOTAL MARKET OB/XF VALUE			40,868
TOTAL LAND VALUE - MARKET			226,500
TOTAL MARKET VALUE			593,060
SOH/AGL Deduction			297,416
ASSESSED VALUE			295,644
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			240,644
TOTAL JUST VALUE			593,060
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			549,153

Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	1,972	204,088
DCK	44	10	4	414
DCK	200	10	20	2,070
FGR	624	55	343	35,498
FOP	32	30	10	1,035
FOP	75	30	22	2,277
FOP	193	30	58	6,002
FST	168	55	92	9,522
FUS	624	100	624	64,579
PTO	32	5	2	207
TOTALS	3,964		3,147	325,692



PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172009	CONVFCP	15,462	06/29/2017
20131194	GAS	400	05/28/2013
20080460	H/AC	1,500	03/20/2008
20032383	XFOB	2,000	01/22/2003
8469B	NEW CONSTR	74,030	08/03/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1936/0430	8/22/2014	QC	U	I	11	100

GRANTOR: KALISTA JAMES D JR &
GRANTEE: KALISTA JAMES D JR

1777/1364	2/03/2012	WD	Q	I	02	285,000
GRANTOR: WINSEMANN DONNA & LES GRANTEE: KALISTA JAMES D JR						

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	0810	CONCRETE A	0	100	0	1,275.00	SF	6.50	6.50	100	1995	1995	3	72	5,967	
3	0820	WOOD WALK	0	100	38	114.00	SF	11.75	11.75	100	1996	1996	3	40	536	
4	0462	ST/AL FNC	0	100	150	600.00	SF	10.00	10.00	100	2011	2011	3	68	4,080	
5	0962	SKYLIGHT	0	100	0	1.00	UT	250.00	250.00	100	1995	1995	3	72	180	
6	0861	POOL GUNIT	0	100	0	260.00	SF	85.00	85.00	100	2013	2013	3	75	16,575	
7	0877	JACUZZI	0	100	0	1.00	UT	1,000.00	1,000.00	100	2013	2013	3	65	650	
8	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	65	1,300	
9	1242	WD DECK A	0	100	8	48.00	SF	10.00	10.00	100	2013	2013	3	65	312	
10	0855	CONC PAVER	0	100	0	895.00	SF	10.00	10.00	100	2013	2013	3	95	8,503	

LAND DESCRIPTION												TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH 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	0.00	0.00	1.51	AC	1.00	1.00	1.00	150,000.00	150,000.00	226,500							

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