

LOT 1
IN OR 1467/1655
PELICAN POINTE PB 5/212

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210 CITRONA DR
FERNANDINA BEACH, FL 32034-2738

2023

00-00-31-1631-0001-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 70		
Exterior Wall	12	CEDAR 30		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	03	CONC FINSH 100		
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		04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM			MKT AREA	01
NEIGHBORHOOD/LOC		1013.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,143	100	1,143	123,361
BAS	207	100	207	22,341
BAS	220	100	220	23,744
FGR	437	55	240	25,902
FOP	86	30	26	2,806

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,836	107.9400	128.18	235,338	1989	1989	0	0	0 15.80	84.20

1 SNGL FAM - 100% - 2007 Heated Area: 1570 HX Base Yr 2007

The map shows a property with the following sections and dimensions:

- BAS 2000**: A rectangular section on the left with a width of 9 and a height of 23.
- BAS 2016**: A rectangular section on the top right with a width of 11 and a height of 20.
- BAS 1993**: A large rectangular section on the right with a width of 11 and a height of 29.
- FGR 1993**: A rectangular section on the bottom left with a width of 19 and a height of 23.
- FOP 1993**: A small rectangular section at the bottom center with a width of 4 and a height of 7.

Other dimensions and labels include:

- Top boundary: 9, 20, 11
- Left boundary: 23, 9, 10, 19, 23
- Right boundary: 20, 11, 8, 29, 15
- Bottom boundary: 19, 14, 10, 15
- Internal dimensions: 2, 2.9, 4, 2.9, 4, 10