

LOT 2
IN OR 2139/867
PELICAN POINTE PB 5/212

DANIELS JIM H & MARY K H
216 CITRONA DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1631-0002-0000



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	14	CARPET 70
Interior Floor	08	SHT VINYL 30
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

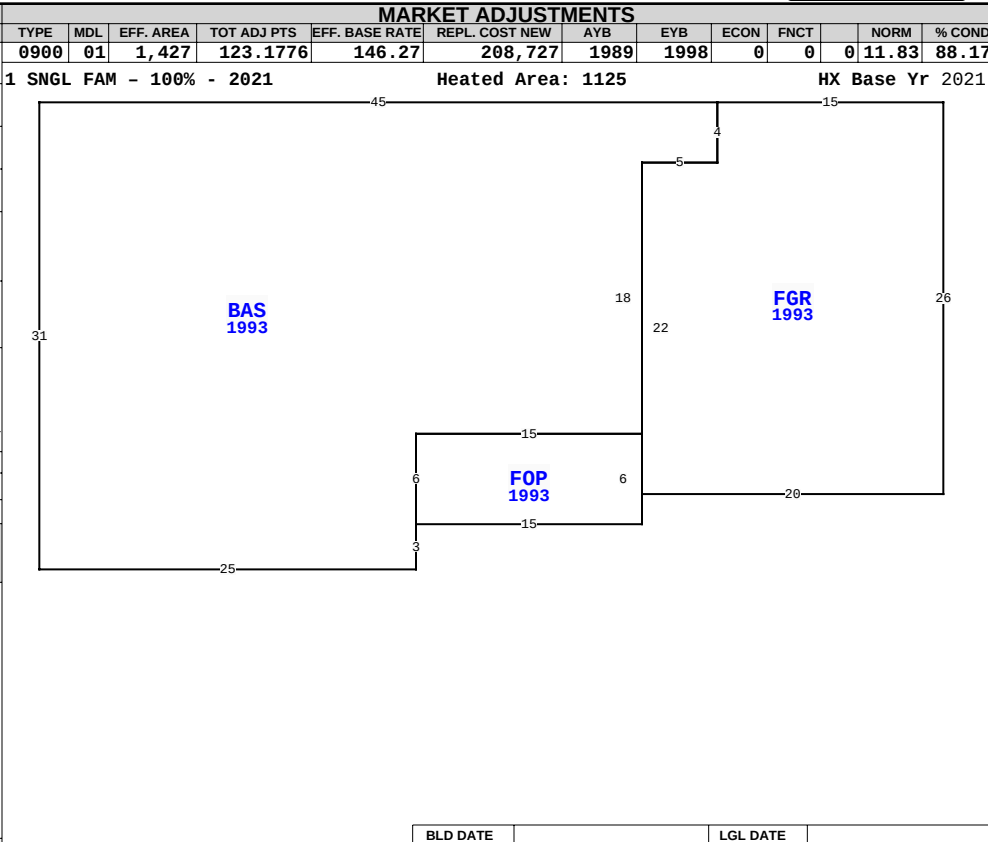
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100	1,125	145,087
FGR	500	55	275	35,466
FOP	90	30	27	3,482
TOTALS	1,715		1,427	184,035

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989
2	0810	CONCRETE A	0 100	0	0	976.00	SF	6.50	6.50	100	1989
3	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	2009
4	0855	CONC PAVER	0 100	0	0	275.00	SF	4.00	4.00	100	2009
5	1076	TRELLIS A	0 100	12	12	144.00	SF	3.00	3.00	100	2009

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	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT	1.00

REVIEW DATE 01/03/2019 BY KW



216 CITRONA DR, FERNANDINA BEACH				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380		
976.00	SF	6.50	6.50	100	1989	1989	3	59.5	3,775		
100.00	SF	30.00	30.00	100	2009	2009	3	45	1,350		
275.00	SF	4.00	4.00	100	2009	2009	3	91	1,001		
144.00	SF	3.00	3.00	100	2009	2009	3	60	259		

TOTAL OB/XF											
8,765											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 2
VALUATION BY											STANDARD
Tax Group: 2											Tax Dist:
BUILDING MARKET VALUE											184,035
TOTAL MARKET OB/XF VALUE											8,765
TOTAL LAND VALUE - MARKET											150,000
TOTAL MARKET VALUE											342,800
SOH/AGL Deduction											119,517
ASSESSED VALUE											223,283
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											173,283
TOTAL JUST VALUE											342,800
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											274,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071980	GARAGE	4,500	10/18/2007
20061628	REPAIR/RRF	2,950	07/10/2006
5272	NEW CONSTR	53,130	03/16/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2139/0867	8/04/2017	WD	Q	I	01	229,000
GRANTOR: RAWLS MICHELLE B & JO						
GRANTEE: DANIELS JIM H & MAR						
1451/1167	10/11/2006	QC	U	I	07	100
GRANTOR: BIELAK MICHELLE						
GRANTEE: RAWLS MICHELLE & JO						
BUILDING NOTES						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W15 BAS=[YR=1993] W45 S31 E25 N3 FOP=[YR=1993] E15 N6 W15 S6 \$ N6 E15 N18 E5 N4 \$ S4 W5 S22 E20 N26 \$.											

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV