

LOT 3
IN OR 598/295 & OR 1939/1902
PELICAN POINTE PB 5/212

TOMLINSON OK-SUN
222 CITRONA DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1631-0003-0000



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	PAGE 1 of 1 2													
Exterior Wall	10	ABOVE AVG 100	0900	01	1,704	118.0200	140.15	238,816	1990	1990	0	0	0	15.00	85.00	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 1363												
Roof Cover	03	COMP SHNGL 100														HX Base Yr												
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 80																										
Interior Floo	13	LVT/LAMNT 20																										
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	1,363	100	1,363	162,370																								
FGR	440	55	242	28,829																								
FSP	247	40	99	11,794																								
TOTALS			2,050	1,704	202,994																							
EXTRA FEATURES			222 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												
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1990	1990	3	70	2,450												
2	0810	CONCRETE A	0	100	0	0		921.00	SF 6.50	6.50	100	1990	1990	3	62	3,712												
3	0810	CONCRETE A	0	100	0	0		450.00	SF 6.50	6.50	100	1994	1994	3	70	2,048												
LAND DESCRIPTION																	TOTAL OB/XF 8,210											
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				
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000											
REVIEW DATE 01/04/2019 BY KW Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS																												