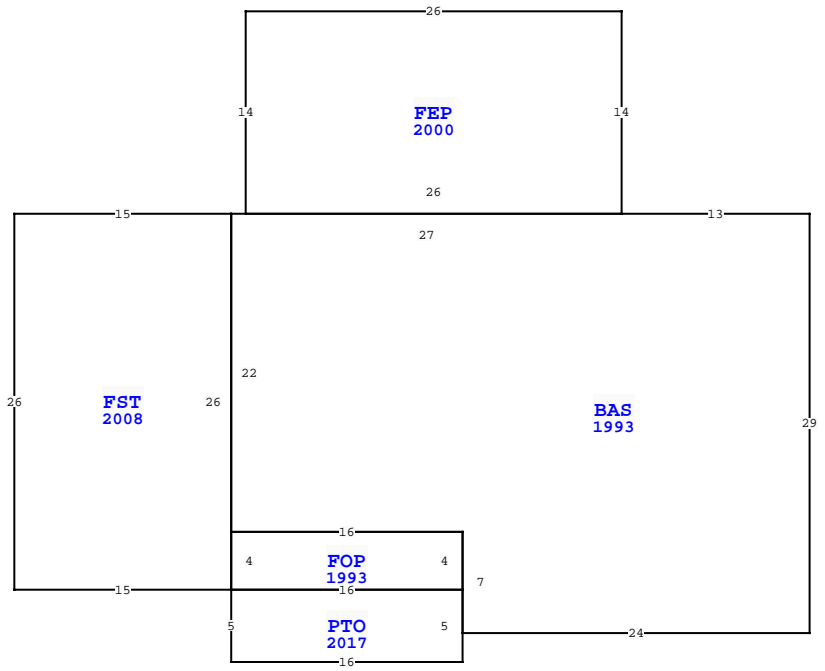


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	11	CLAY TILE 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 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
BAS	1,048	100	1,048
FEP	364	80	291
FOP	64	30	19
FST	390	55	214
PTO	80	5	4
			SUBAREA MARKET VALUE
			137,849
			38,277
			2,499
			28,148
			526
TOTALS	1,946		1,576
			207,299

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SNGL FAM	- 100%	- 2017									
				Heated Area: 1048								
					HX Base Yr 2017							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			207,299
TOTAL MARKET OB/XF VALUE			26,226
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			383,525
SOH/AGL Deduction			177,025
ASSESSED VALUE			206,500
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			156,500
TOTAL JUST VALUE			383,525
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			304,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210698	REPAIR/RRF	0	09/03/2021
20162995	17X20FGR	15,174	11/02/2016
20142386	10X12SHED	0	11/07/2014
19991097	ADDITION	1,200	08/20/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2074/0141	9/21/2016	WD	Q	I	02	221,000
GRANTOR: STUNGER ELLEN R						
GRANTEE: ROETTGER WILLIAM G						
0768/0627	8/14/1996	WD	Q	I		70,000
GRANTOR: CHAMBERLAIN VICTORIA						
GRANTEE: STUNGER ELLEN R						

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	0810	CONCRETE A	0 100	14	13	182.00	SF	6.50	6.50	100	2000	2000	3	80	946	
2	0810	CONCRETE A	0 100	50	8	162.00	SF	6.50	6.50	100	1988	1988	3	57	600	
3	0810	CONCRETE A	0 100	14	6	84.00	SF	6.50	6.50	100	2000	2000	3	80	437	
4	0510	GARAGE WD-	0 100	20	17	340.00	SF	70.00	70.00	100	2017	2017	3	87	20,706	
8	0810	CONCRETE A	0 100	0	0	426.00	SF	6.50	6.50	100	2016	2016	3	97	2,686	
9	0810	CONCRETE A	0 100	0	0	135.00	SF	6.50	6.50	100	2016	2016	3	97	851	

TOTAL OB/XF													26,226				
228 CITRONA DR, FERNANDINA BEACH													BLD DATE	LGL DATE	LAND DATE	AG DATE	
													XF DATE				
													INC DATE				

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=1993] W13 FEP=[YR=2000] N14 W26 S14 E26 \$ W27						
FST=[YR=2008] W15 S26 E15 PTO=[YR=2017] S5 E16 N5						
FOP=[YR=1993] N4 W16 S4 E16\$ W16\$ N26\$ S22 E16 S7 E24 N29 \$						

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	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								