BLOCK 1 LOT 13
WIDSOR PLACE #1 PB 3/1

MARTIN ROGER & DINA
1517 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-178A-0001-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

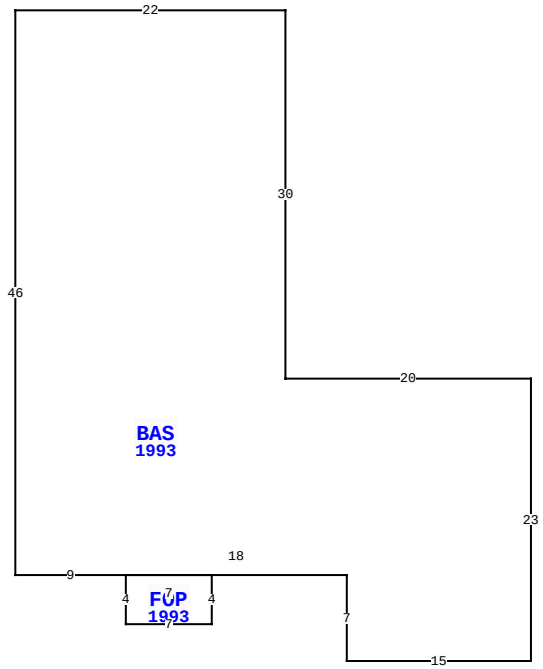
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,437	100	1,437	104,885
FOP	28	30	8	584
TOTALS	1,465		1,445	105,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,445	99.8400	90.11	130,209	1950	1975	0	0	0	19.00	81.00

1 SINGLE FAM – 0% - 0 Heated Area: 1437 HX Base Yr



114 CITRONA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	105,469
TOTAL MARKET OB/XF VALUE	3,300
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	348,769
SOH/AGL Deduction	50,414
ASSESSED VALUE	298,355
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,355
TOTAL JUST VALUE	348,769
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210710	REPAIR/RRF	0	09/01/2021
B8988	ADDITION	12,600	04/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2410/1413	11/19/2020	WD	Q	I	01	205,000
GRANTOR: EATON JACQULINE Y & D						
GRANTEE: MARTIN ROGER & DINA						
1164/1068	8/21/2003	WD	Q	I		128,800
GRANTOR: CHARBOWL PROPERTIES I						
GRANTEE: EATON JACQULINE Y &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N30 W22 S46 E9 FOP=[YR=1993] S4 E7 N4 W7$ E18 S7 E15 N23$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	0	0	0	775.00	SF	4.00	4.00	100	1995	1995	3	72	2,232	
2	0810	CONCRETE A	0	0	0	0	96.00	SF	6.50	6.50	100	1997	1997	3	75	468	
3	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	2000	2000	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 3,300

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0	0006	R-1	100.00	82.00	100.00	FF		1.00	1.00	1.00	2,400.00	2,400.00	240,000							

REVIEW DATE 11/30/2021 BY RKA Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/02/2023 BY SYS