

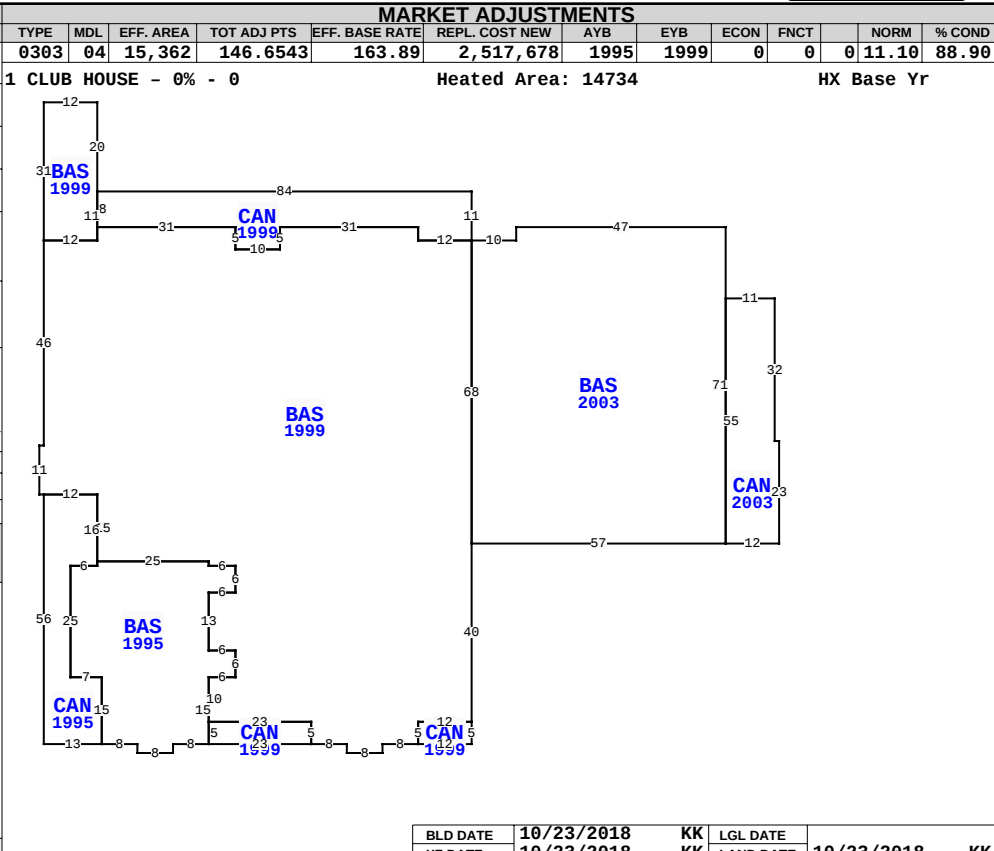


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	30	100
Frame	03	MASONRY 100
Story Height	26	100
RMS	16	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7700	CLUBS/LODGES/HALLS
MAP NUM	MKT AREA 01	
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	181,832
BAS	372	100	372	54,200
BAS	9,097	100	9,097	1,325,416
BAS	4,017	100	4,017	585,270
CAN	537	30	161	23,457
CAN	60	30	18	2,623
CAN	115	30	34	4,954
CAN	758	30	227	33,073
CAN	628	30	188	27,391
TOTALS	16,832		15,362	2,238,216

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0861	POOL GUNIT	0	0	0	0	4,931.00	SF	102.00	102.00	
2	0861	POOL GUNIT	0	0	15	15	225.00	SF	42.50	42.50	
3	0845	KOOL DECK	0	0	0	0	5,423.00	SF	7.25	7.25	
4	0810	CONCRETE A	0	0	0	0	210.00	SF	6.50	6.50	
5	0446	BOX FNC 6'	0	0	0	0	112.00	LF	20.00	20.00	
6	0462	ST/AL FNC	0	0	0	0	3,036.00	SF	10.00	10.00	
7	0810	CONCRETE A	0	0	18	38	684.00	SF	6.50	6.50	
8	0422	CL FNC 4'	0	0	0	0	57.00	LF	15.00	15.00	
9	0424	CL FNC 6'	0	0	0	0	344.00	LF	20.00	20.00	
10	1243	WD DECK F	0	0	0	0	165.00	SF	8.00	8.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	008220	C	RECREATION	0			0.00	0.00	3.30	AC	



1915 CITRONA DR, FERNANDINA BEACH				XF DATE INC DATE	10/23/2018			KK	LAND DATE AG DATE	10/23/2018	KK
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
4,931.00	SF	102.00	102.00	100	1995	1995	3	20	100,592		
225.00	SF	42.50	42.50	100	1995	1995	3	20	1,913		
5,423.00	SF	7.25	7.25	100	1995	1995	3	72	28,308		
210.00	SF	6.50	6.50	100	1995	1995	3	72	983		
112.00	LF	20.00	20.00	100	1995	1995	3	20	448		
3,036.00	SF	10.00	10.00	100	1995	1995	3	24	7,286		
684.00	SF	6.50	6.50	100	1995	1995	3	72	3,201		
57.00	LF	15.00	15.00	100	1996	1996	3	42	359		
344.00	LF	20.00	20.00	100	1996	1996	3	42	2,890		
165.00	SF	8.00	8.00	100	1996	1996	3	20	264		

TOTAL OB/XF											
146,244											

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		2,834,528	
TOTAL MARKET OB/XF VALUE		266,621	
TOTAL LAND VALUE - MARKET		495,000	
TOTAL MARKET VALUE		3,596,149	
SOH/AGL Deduction		1,021,031	
ASSESSED VALUE		2,575,118	
TOTAL EXEMPTION VALUE		02	2,575,118
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		3,596,149	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,225,276	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20184253	REPAIR/RRF	98,990	12/18/2018
20032371	ADDITION	58,000	01/18/2003
20021667	XFOB	1,000	09/30/2002
20021449	FIRE SPRNK	11,000	08/23/2002
20021374	REPAIR/RRF	26,000	08/09/2002
20021335	REMODEL	0	08/02/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1769/0732	10/12/2011	QC	U	I	11
GRANTOR: AMELIA PARK DEVELOPME					
GRANTEE: THE YOUNG MEN'S CHR					
0728/0429	4/24/1995	WD	U	V	09
GRANTOR: EGMONT LAND PARTNERS					
GRANTEE: THE YOUNG MEN'S CHR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
CAN=[YR=1999] W84 BAS=[YR=1999] N20 W12 S31 BAS=[YR=1999] S46 W1 S11 E1 CAN=[YR=1995] S56 E13 BAS=[YR=1995] E8 S2 E8 N2 E8 CAN=[YR=1999] E23 N5 W23 S5 \$ N15 E6 N6 W6 N13 E6 N6 W6 N1 W25 S1 W6 S25 E7 S15 \$ N15 W7 N25 E6 N16 W12 \$ E12 S15 E25 S1 E6 S6 W6 S13 E6 S6 W6 S10 E23 S5 E8 S2 E8 N2 E8 CAN=[YR=1999] E12 N5 W12 S5 \$ N5 E12 N40 BAS=[YR=2003] E57CAN=[YR=2003] E12 N23 W1 N32 W11 S55\$ N71 W47 S3 W10 S68\$ N68 W12 N3 W31 S5 W10 N5 W31 S3 W12\$ E12 N11\$ S8 E31 S5 E10 N5 E31 S3 E12 N11\$.											

REVIEW DATE 10/23/2018 BY KK Total Acres: 3.30 Total Land Value: 495,000 Market: 0 Agricultural: 0 Common: 495,000 PRINTED 08/02/2023 BY SYS

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