

BLK A S'LY 132.5 FT OF LOT 7
S'LY 132.5 FT W'LY 27.2 FT OF
LOT 8 IN OR 2254/457

MAINES KEVIN S & MEGAN R
98 CITRONA DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-100A-000A-0072



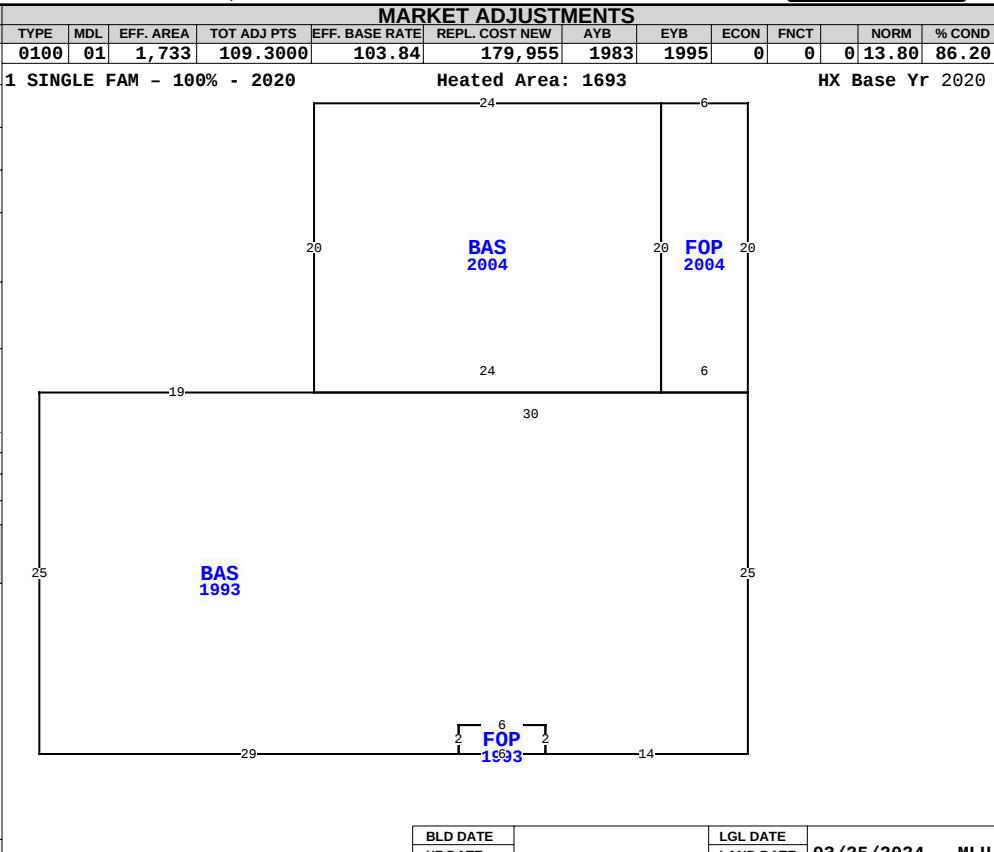
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11
Exterior Wall	10
Roof Structure	03
Roof Cover	03
Interior Wall	05
Interior Floor	14
Interior Floor	12
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	03
DOR CODE	0100

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,213	100	1,213	108,576
BAS	480	100	480	42,965
FOP	12	30	4	358
FOP	120	30	36	3,222
TOTALS	1,825		1,733	155,121

EXTRA FEATURES	
L N	OB/XF CODE
1	0810
2	0940
3	0861
4	0845
5	0500
6	0810
7	0810
8	0810
9	0462
10	0510



MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	BLD DATE	XF DATE	INC DATE
0100	01	1,733	109.3000	103.84	179,955	1983	1995	0	0	0	13.80	03/25/2024		
98 CITRONA DR, FERNANDINA BEACH														
TOTAL OB/XF														
33,427														

LAND DESCRIPTION	
L N	USE CODE
1	000100

TOTAL OB/XF														
CLAS	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
C	SFR	100	0006	R-1	75.00	132.00	75.00	FF	1	1.11	1.00	1.11	2,800.00	3,108.00

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	155,121
TOTAL MARKET OB/XF VALUE	39,771
TOTAL LAND VALUE - MARKET	233,100
TOTAL MARKET VALUE	427,992
SOH/AGL Deduction	171,050
ASSESSED VALUE	256,942
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	206,942
TOTAL JUST VALUE	427,992
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112131	NEW CONSTR	0	11/28/2011
20111677	GARAGE	15,680	09/23/2011
20111678	REPAIR/RRF	1,000	09/23/2011
20111443	XFOB	0	08/15/2011
20061316	REPAIR/RRF	2,494	06/12/2006
20041576	XFOB	0	08/31/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2254/0457	2/08/2019	WD	Q	I	01
GRANTOR: SCOTT GEORGE M & MARG					
GRANTEE: MAINES KEVIN S & ME					
1414/1367	5/24/2006	QC	U	I	06
GRANTOR: PIKULA MICHAEL R & GL					
GRANTEE: SCOTT GEORGE M & MA					

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
FOP=[YR=2004] W6 BAS=[YR=2004] W24 S20 BAS=[YR=1993] W19 S25 E29 FOP=[YR=1993] E6 N2 W6 S2\$ N2 E6 S2 E14 N25 W30 \$ E24 N20\$ S20 E6 N20\$.	

MAINES KEVIN S & MEGAN R
98 CITRONA DR
FERNANDINA BEACH, FL 32034

00-00-31-100A-000A-0072

[illegible]