

BLOCK D LOTS 1 & 2  
IN OR 2161/399  
ALTA VISTA #3 PB 2/9

HECKER ARLENE  
101 CITRONA DRIVE  
FERNANDINA BEACH, FL 32034

2024

00-00-31-100A-000D-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 03 | PLASTER 50     |
| Interior Wall            | 04 | PLYWOOD 50     |
| Interior Floo            | 12 | HARDWOOD 50    |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 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       | 1,198            | 100         | 1,198        | 148,962              |
| FEP       | 72               | 80          | 58           | 7,212                |
| UCP       | 289              | 20          | 58           | 7,212                |
| UST       | 90               | 45          | 40           | 4,974                |

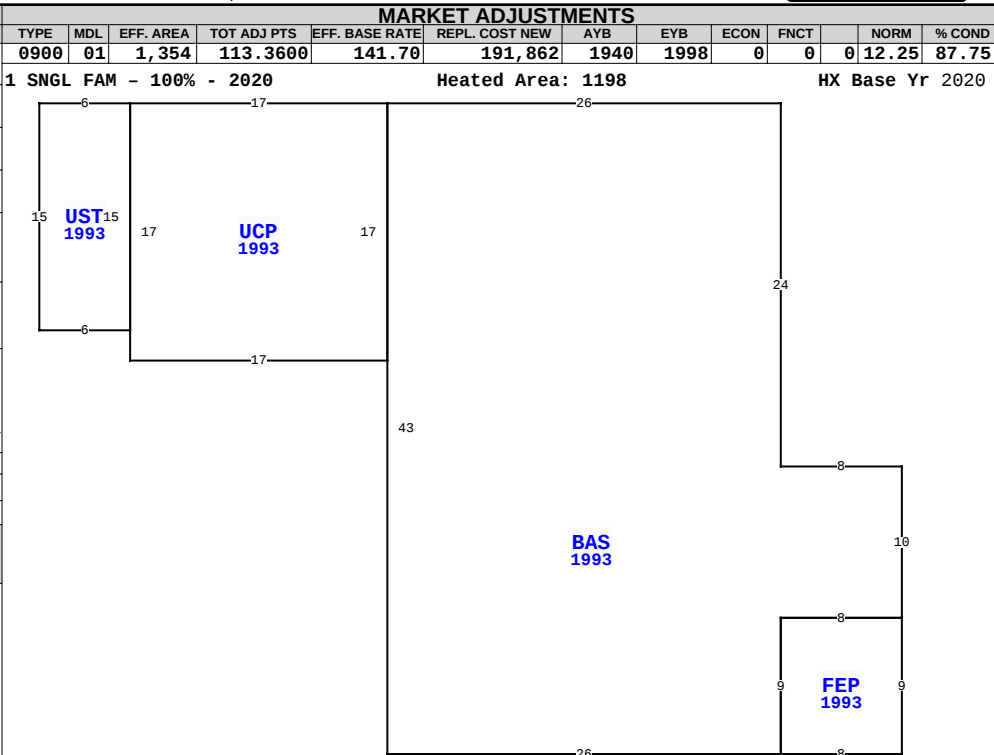
TOTALS 1,649 1,354 168,359

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 | 0  | 0  | 305.00 | SF | 6.50  | 6.50           | 100       | 1940    | 1940        | 3 | 20     | 397             |       |
| 2   | 0940       | SHEDS/PORT  | 0   | 100 | 8  | 10 | 80.00  | SF | 30.00 | 30.00          | 100       | 1985    | 1985        | 3 | 20     | 480             |       |
| 3   | 0810       | CONCRETE A  | 0   | 100 | 50 | 11 | 550.00 | SF | 6.50  | 6.50           | 100       | 1986    | 1986        | 3 | 49.5   | 1,770           |       |
| 4   | 0940       | SHEDS/PORT  | 0   | 100 | 10 | 16 | 160.00 | SF | 30.00 | 30.00          | 100       | 1990    | 1990        | 3 | 20     | 960             |       |
| 5   | 0940       | SHEDS/PORT  | 0   | 100 | 8  | 10 | 80.00  | SF | 30.00 | 30.00          | 100       | 1990    | 1990        | 3 | 20     | 480             |       |

LAND DESCRIPTION

| 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      | 100.00 | 148.00 | 100.00      | FF        | 1   | 1.15     | 1.00   | 1.15    | 2,800.00   | 3,220.00       | 322,000    |                             |      |         |      |     |    |        |



101 CITRONA DR, FERNANDINA BEACH

BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
03/25/2024 MLU

| NASSAU COUNTY PROPERTY    |  |                          |  | PAGE 1 of 1 | 2 |
|---------------------------|--|--------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |                          |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 2             |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | TOTAL MARKET OB/XF VALUE |  | 168,359     |   |
| TOTAL LAND VALUE - MARKET |  | TOTAL MARKET VALUE       |  | 4,087       |   |
| SOH/AGL Deduction         |  | TOTAL MARKET VALUE       |  | 322,000     |   |
| ASSESSED VALUE            |  | TOTAL MARKET VALUE       |  | 494,446     |   |
| TOTAL EXEMPTION VALUE     |  | SOH/AGL Deduction        |  | 234,696     |   |
| BASE TAXABLE VALUE        |  | ASSESSED VALUE           |  | 259,750     |   |
| TOTAL JUST VALUE          |  | TOTAL EXEMPTION VALUE    |  | 50,000      |   |
| NCON VALUE                |  | BASE TAXABLE VALUE       |  | 209,750     |   |
| INCOME VALUE              |  | TOTAL JUST VALUE         |  | 494,446     |   |
| PREVIOUS YEAR MKT VALUE   |  | NCON VALUE               |  | 0           |   |
|                           |  | INCOME VALUE             |  |             |   |
|                           |  | PREVIOUS YEAR MKT VALUE  |  | 441,034     |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20100639   | REPAIR/RRF  | 2,000  | 04/22/2010 |
| 20091326   | REPAIR/RRF  | 11,750 | 09/30/2009 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2161/0399                      | 12/01/2017 | WD        | Q   | I   | 01     | 273,000    |  |
| GRANTOR: SCOTT STEPHEN L II &  |            |           |     |     |        |            |  |
| GRANTEE: HECKER ARLENE         |            |           |     |     |        |            |  |
| 2136/0415                      | 7/25/2017  | WD        | Q   | I   | 01     | 210,000    |  |
| GRANTOR: LESTER JAMES D & WEND |            |           |     |     |        |            |  |
| GRANTEE: SCOTT STEPHEN L II    |            |           |     |     |        |            |  |

BUILDING NOTES

BUILDING DIMENSIONS  
BAS=[YR=1993] W8 N24 W26 UCP=[YR=1993] W17 UST=[YR=1993] W6  
S15 E6N15\$ S17 E17 N17\$ S43 E26 FEP=[YR=1993] E8 N9 W8 S9\$ N9  
E8 N10\$ .