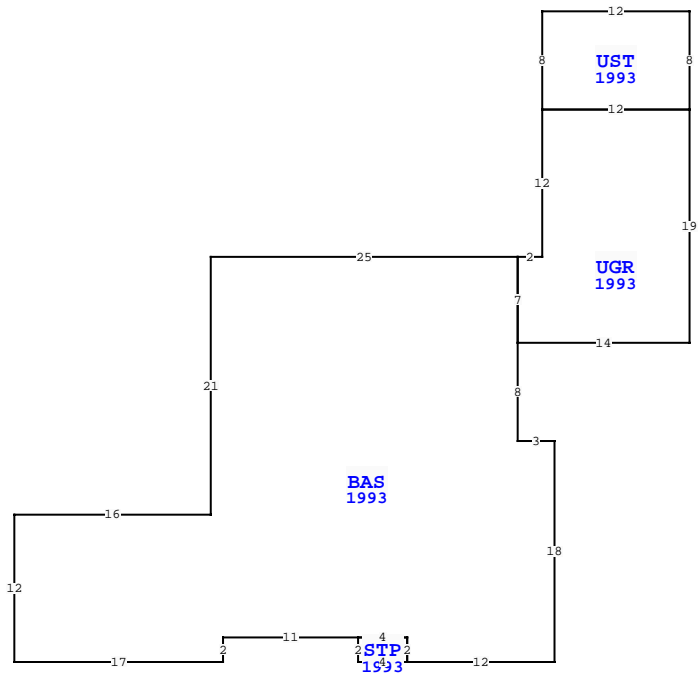


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	15	CONC BLOCK	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	09	PINE WOOD	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		2	100	
Bathrooms		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	1,041	100	1,041	69,676
STP	8	10	1	67
UGR	242	45	109	7,296
UST	96	45	43	2,878
TOTALS	1,387		1,194	79,917

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,194	97.5200	92.64	110,612	1950	1970	0	0	27.75	72.25
1 SINGLE FAM - 100% - 2006 Heated Area: 1041 HX Base Yr 2006											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			79,917
TOTAL MARKET OB/XF VALUE			1,799
TOTAL LAND VALUE - MARKET			170,240
TOTAL MARKET VALUE			251,956
SOH/AGL Deduction			161,540
ASSESSED VALUE			90,416
TOTAL EXEMPTION VALUE	HX HB WR		55,000
BASE TAXABLE VALUE			35,416
TOTAL JUST VALUE			251,956
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			224,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040912	REPAIR/RRF	3,000	05/17/2004
2320	CHNGE SRVC	900	01/23/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0733/0755	7/07/1995	WD Q	Q	I		56,500
GRANTOR: BLAND RAYMOND A & NOR						
GRANTEE: DUNCAN ERVIN RODGER						
0733/0754	7/07/1995	QC U	U	I	01	2,000
GRANTOR: BLAND RAYMON A JR						
GRANTEE: BLAND RAYMOND A & N						

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	0811	CONCRETE B	0	100	0	688.00	SF	5.20	5.20	100	1950	1950	3	20	716	
2	0811	CONCRETE B	0	100	16	336.00	SF	5.20	5.20	100	1991	1991	3	62	1,083	

TOTAL OB/XF											
115 CITRONA DR, FERNANDINA BEACH											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			03/25/2024			MLU					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W25 S21 W16 S12 E17 N2 E11 STP=[YR=1993] S2 E4 N2 W4\$ E4 S2 E12 N18 W3 N8 UGR=[YR=1993] E14 N19 UST=[YR=1993] N8 W12 S8 E12\$ W12 S12 W2 S7\$ N7\$.											

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		R-1	76.00	100.00	76.00	FF		1.00	1.00	0.80	2,800.00	2,240.00	170,240							