

PT OF LOT 11
IN OR 2433/738
CITRONA UNR

BRAZELL DOROTHY E L/E/
206 CITRONA DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1180-0011-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

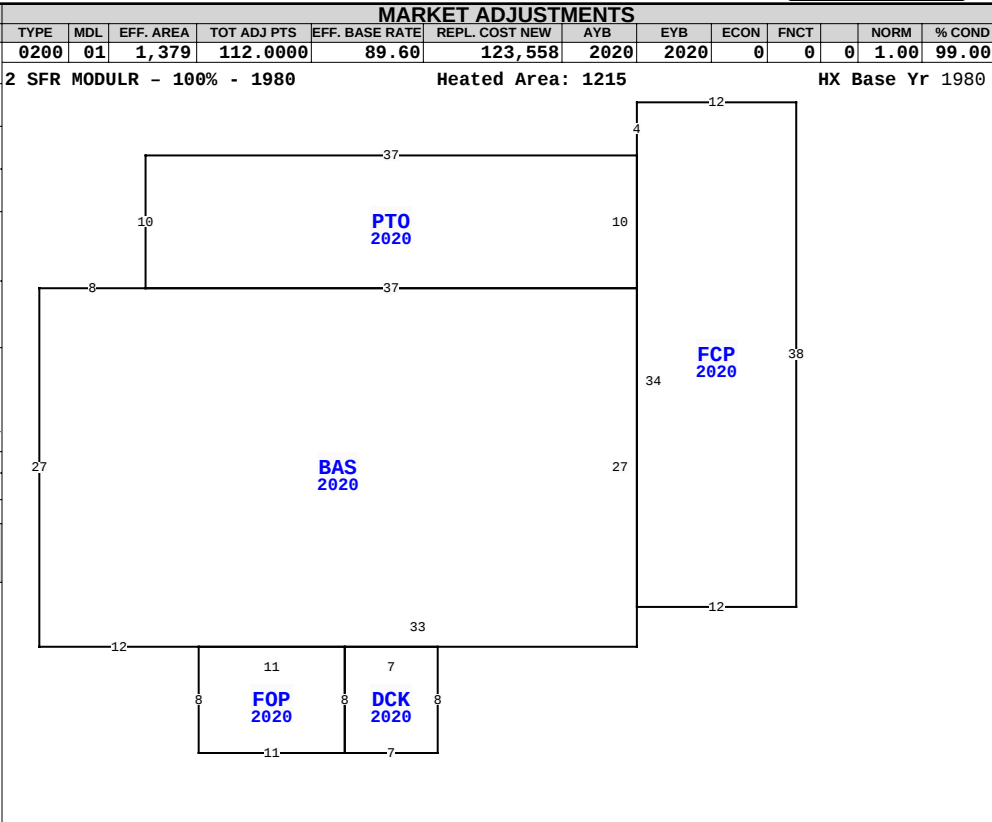
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100	1,215	107,775
DCK	56	10	6	533
FCP	456	25	114	10,112
FOP	88	30	26	2,307
PTO	370	5	18	1,597

TOTALS	2,185		1,379	122,322
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0350	CARPORT WD	0	100	6	8	48.00	SF	7.15	7.15	
2	0350	CARPORT WD	0	100	10	6	60.00	SF	7.15	7.15	
3	0825	BRICK	0	100	0	0	150.00	SF	6.25	6.25	
4	0825	BRICK	0	100	9	11	99.00	SF	6.25	6.25	
5	0350	CARPORT WD	0	100	10	12	120.00	SF	7.15	7.15	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		R-1	100.00	93.00	100.00	FF	



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

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	0350	CARPORT WD	0	100	6	8	48.00	SF	7.15	7.15	100	2002	2002	3	20	69	
2	0350	CARPORT WD	0	100	10	6	60.00	SF	7.15	7.15	100	2002	2002	3	20	86	
3	0825	BRICK	0	100	0	0	150.00	SF	6.25	6.25	100	2002	2002	3	95	891	
4	0825	BRICK	0	100	9	11	99.00	SF	6.25	6.25	100	1961	1961	3	39.8	246	
5	0350	CARPORT WD	0	100	10	12	120.00	SF	7.15	7.15	100	1961	1961	3	20	172	

TOTAL OB/XF											
1	000100	C	SFR	100		R-1	100.00	93.00	100.00	FF	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	122,322		
TOTAL MARKET OB/XF VALUE	1,464		
TOTAL LAND VALUE - MARKET	192,000		
TOTAL MARKET VALUE	315,786		
SOH/AGL Deduction	119,238		
ASSESSED VALUE	196,548		
TOTAL EXEMPTION VALUE	HX HB WX SX		
BASE TAXABLE VALUE	91,548		
TOTAL JUST VALUE	315,786		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	276,738		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200550	NEW CONSTR	0	11/06/2020
20200015	DEMOLITION	0	07/15/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2433/0738	2/11/2021	QC	U	I	11	100	
GRANTOR: BRAZELL DOROTHY E							
GRANTEE: BRAZELL DONNA M							
1987/1970	6/26/2015	QC	U	I	11	100	
GRANTOR: BRAZELL DOROTHY E							
GRANTEE: BRAZELL DONNA M & K							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=2020] W12 S4 PTO=[YR=2020] W37 S10 BAS=[YR=2020] W8 S27 E12 FOP=[YR=2020] S8 E11 DCK=[YR=2020] E7 N8 W7 S8 \$ N8 W11 \$ E33 N27 W37 \$ E37 N10 \$ S34 E12 N38 \$.											