

W 200' OF S 112' OF LOT 14
IN OR 1321/855 (S-5 & S-6)
CITRONA UNR PLAT

SMITH ELIZABETH
308 CITRONA DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1180-0014-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 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
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NEIGHBORHOOD/LOC	1011.00
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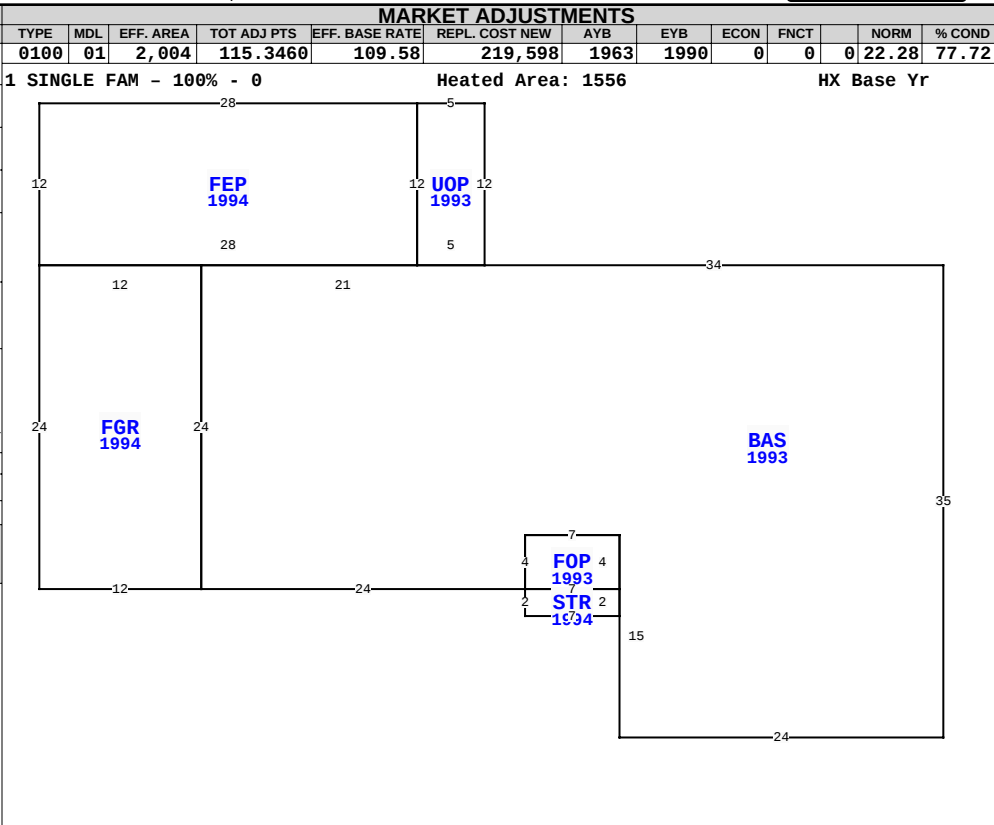
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100	1,556	132,517
FEP	336	80	269	22,910
FGR	288	55	158	13,456
FOP	28	30	8	682
STR	14	10	1	85
UOP	60	20	12	1,022

TOTALS	2,282		2,004	170,672
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	16	10	160.00	SF	6.50	6.50
3	0511	GARAGE CB-	0 100	24	20	480.00	SF	40.00	40.00
4	0801	ASPHALT A	0 100	0	0	1,300.00	SF	3.00	3.00
5	0940	SHEDS/PORT	0 100	8	12	96.00	SF	30.00	30.00
6	0801	ASPHALT A	0 100	0	0	532.00	SF	3.00	3.00
7	0810	CONCRETE A	0 100	0	0	65.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	112.00	200.00	112.00

REVIEW DATE	05/12/2019	BY	KBA
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308 CITRONA DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1963	1963	3	25	875	
2	0810	CONCRETE A	0 100	16	10	160.00	SF	6.50	6.50	100	1988	1988	3	54.5	567	
3	0511	GARAGE CB-	0 100	24	20	480.00	SF	40.00	40.00	100	1988	1988	3	54.5	10,464	
4	0801	ASPHALT A	0 100	0	0	1,300.00	SF	3.00	3.00	100	1980	1980	3	50	1,950	
5	0940	SHEDS/PORT	0 100	8	12	96.00	SF	30.00	30.00	100	1988	1988	3	20	576	
6	0801	ASPHALT A	0 100	0	0	532.00	SF	3.00	3.00	100	1992	1992	3	50	798	
7	0810	CONCRETE A	0 100	0	0	65.00	SF	6.50	6.50	100	1988	1988	3	54.5	230	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	112.00	200.00	112.00

REVIEW DATE	05/12/2019	BY	KBA
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		170,672	
TOTAL MARKET OB/XF VALUE		15,460	
TOTAL LAND VALUE - MARKET		246,400	
TOTAL MARKET VALUE		432,532	
SOH/AGL Deduction		306,246	
ASSESSED VALUE		126,286	
TOTAL EXEMPTION VALUE		HX HB VX WX 60,000	
BASE TAXABLE VALUE		66,286	
TOTAL JUST VALUE		432,532	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		403,567	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122215	MINI SPLIT HEAT P	1,500	10/30/2012
20122129	NEW RECEPT., FANS,	1,400	10/15/2012
20122090	BATHROOM ADDITION	1,500	10/10/2012
20122019	ENCLOSE PORCH & A	20,000	09/28/2012
20121828	INSTALL 4' FENCE	0	09/05/2012
20110859	REPLACE WATER HEA	600	06/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1321/0855	6/01/2005	QC U	I	01	
GRANTOR: SMITH ELIZABETH L/E					
GRANTEE: SPEARMAN CYNTHIA L					
1014/1699	10/22/2001	QC U	I	06	
GRANTOR: SMITH ELIZABETH D					
GRANTEE: SMITH ELIZABETH D L					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W34 UOP=[YR=1993] N12 W5 FEP=[YR=1994] W28 S12 FGR=[YR=1994] S24 E12 N24 W12 \$ E28 N12 \$ S12 E5 \$ W21 S24 E24STR=[YR=1994] S2E7N2 FOP=[YR=1993] N4 W7S4E7\$ W7\$ N4 E7 S15 E24 N35 \$.									