

LOT 15
IN OR 1194/903
ABDN R/W IN OR 430/704

BONER EDWARD E JR
PO BOX 15027
FERNANDINA BEACH, FL 32035

2024

00-00-31-1180-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	07	CORK/VTILE 30
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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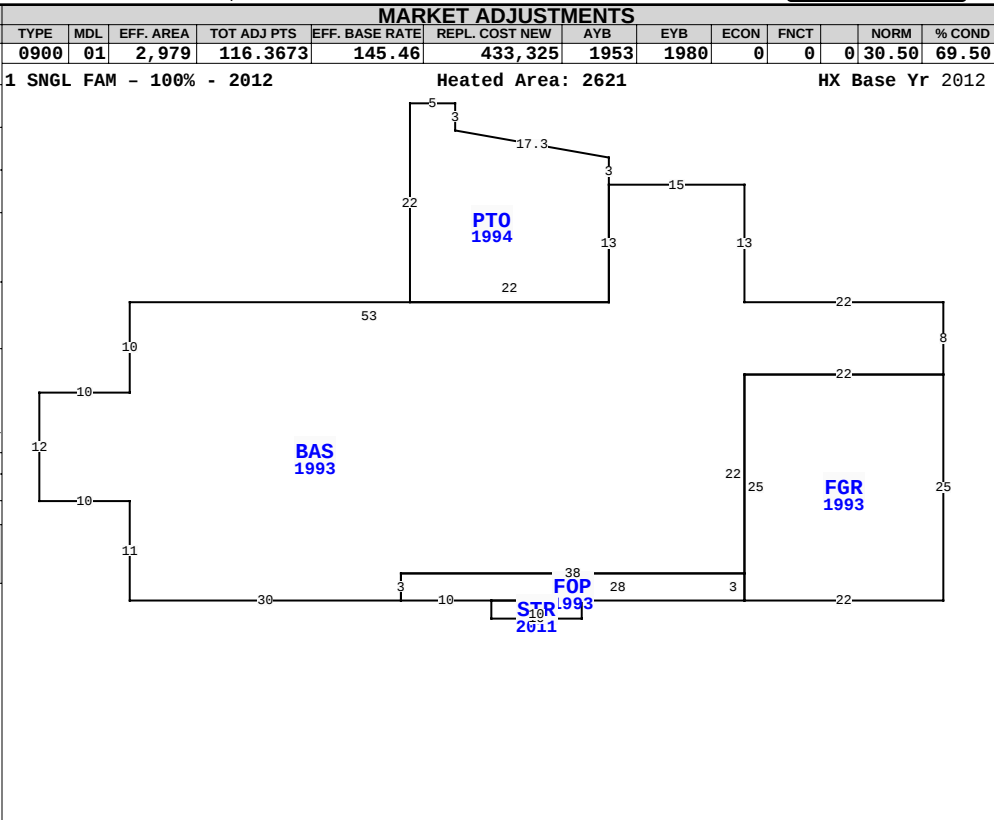
NEIGHBORHOOD/LOC	1011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,621	100	2,621	264,969
FGR	550	55	302	30,531
FOP	114	30	34	3,437
PTO	408	5	20	2,022
STR	20	10	2	202

TOTALS	3,713		2,979	301,161
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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	0510	GARAGE WD-	0	100	28	14	392.00	SF	35.00	35.00	
2	0855	CONC PAVER	0	100	0	0	261.00	SF	10.00	10.00	
3	0810	CONCRETE A	0	100	0	0	663.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	38	4	152.00	SF	6.50	6.50	
5	0812	CONCRETE C	0	100	0	0	3,542.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	R-1	0.00	0.00	3.27	AC	



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

420 CITRONA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					301,161				
TOTAL MARKET OB/XF VALUE					14,731				
TOTAL LAND VALUE - MARKET					490,500				
TOTAL MARKET VALUE					806,392				
SOH/AGL Deduction					445,245				
ASSESSED VALUE					361,147				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					311,147				
TOTAL JUST VALUE					806,392				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					793,789				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173150	DEMO POOL	0	10/13/2017
20121523	SHED RE-ROOF	1,150	07/27/2012
20121343	REPLACE SERV.CABL	650	07/09/2012
20120050	REPAIR/RRF	10,000	01/12/2012
20120057	REPAIR/RRF	1,000	01/12/2012
20111089	REMODEL	18,000	07/05/2011

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1194/0903	12/10/2003	PR	U	I	01	100			
GRANTOR: BONER EDWARD E JR P/R									
GRANTEE: BONER EDWARD E JR									
1071/1031	7/29/2002	QC	U	I	01	100			
GRANTOR: BONER EDWARD E SR									
GRANTEE: BONER EDWARD E SR &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W22 N13 W15PTO=[YR=1994] N3 L17 U3 N3W5S22E22N13\$ S13W53 S10W10S12E10S11E30 FOP=[YR=1993] E10 STR=[YR=2011] S2E10N2W10\$E28 FGR=[YR=1993] E22N25W22S25\$ N3 W38S3 \$ N3E38N22E22N8\$.									