

LOT 3
IN OR 598/295 & OR 1939/1902
PELICAN POINTE PB 5/212

TOMLINSON OK-SUN
222 CITRONA DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1631-0003-0000



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	14	CARPET 80		
Interior Floo	13	LVT/LAMNT 20		
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	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1013.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,363	100	1,363	170,407
FGR	440	55	242	30,256
FSP	247	40	99	12,377
TOTALS	2,050		1,704	213,039

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,704	118.0200	147.52	251,374	1990	1990	0	0	0	15.25	84.75
1 SNGL FAM - 100% - 0												
Heated Area: 1363												
HX Base Yr												
FSP 1993 BAS 1993 FGR 1993 22 19 13 13 19 25 8 12 15 22 22 14 10 15 37												
BID DATE								LCL DATE				