BLOCK D LOT S60 FT OF 11 & 12
IN OR 2145/1790
ALTA VISTA 1 PB 2/9

DECOSTE WAYNE ROBERT
1610 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-100A-000D-0112

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	05	Quality Level 05

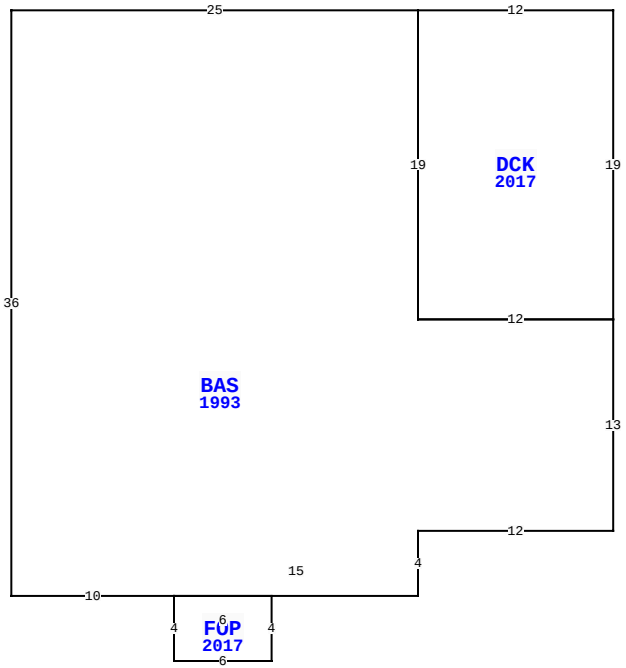
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	209,883
DCK	228	10	2017	23	4,572
FOP	24	30	2017	7	1,391
TOTALS	1,308			1,086	215,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,086	168.2347	222.07	241,168	1970	2010	0	0	0	10.50	89.50

1 SNGL FAM – 0% - 2025 Heated Area: 1056 HX Base Yr



111 CITRONA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	215,845
TOTAL MARKET OB/XF VALUE	1,404
TOTAL LAND VALUE - MARKET	168,000
TOTAL MARKET VALUE	385,249
SOH/AGL Deduction	0
ASSESSED VALUE	385,249
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	385,249
TOTAL JUST VALUE	385,249
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	375,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160174	ADDITION	0	11/11/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2145/1790	9/07/2017	WD	Q	I	01	254,000
GRANTOR: MOUNTAIN WEST IRA INC						
GRANTEE: DECOSTE WAYNE ROBER						
1965/0205	2/25/2015	SW	U	I	12	53,100
GRANTOR: US BANK TRUST NA TRUS						
GRANTEE: MOUNTAIN WEST IRA I						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2017] W12 BAS=[YR=1993] W25 S36E10 FOP=[YR=2017] S4 E6 N4 W6$ E15 N4E12 N13 W12 N19$ S19 E12 N19$.

EXTRA FEATURES

LN	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	0511	GARAGE CB-	0	0	13	9	117.00	SF	40.00	40.00	100	1980	1980	3	30	1,404	

LAND DESCRIPTION

TOTAL OB/XF 1,404

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	R-1	60.00	100.00	60.00	FF	1	1.00	1.00	1.00	2,800.00	2,800.00	168,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 07/30/2025 BY SYS