PT OF LOT 11
IN OR 2433/738
CITRONA UNR

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

2025

00-00-31-1180-0011-0030

NASSAU COUNTY PROPERTY

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

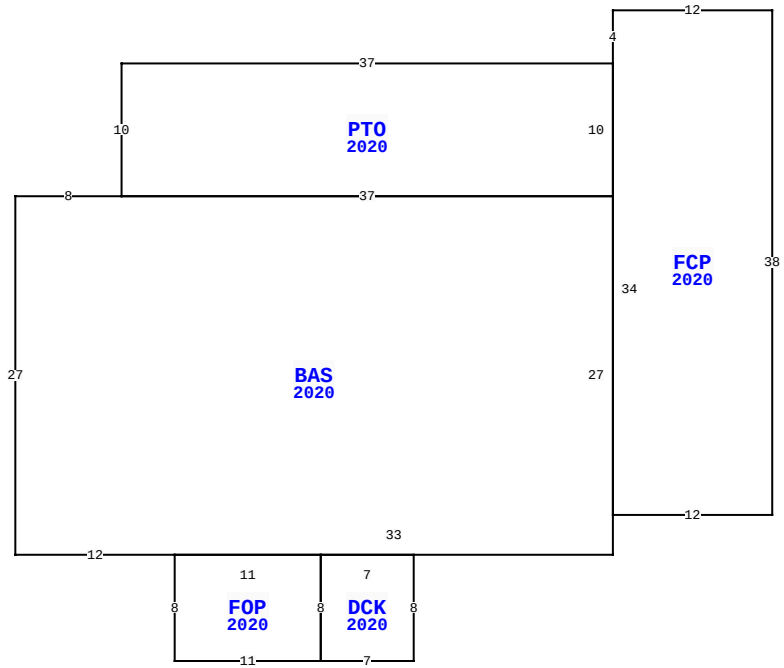
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100	2020	1,215	120,635
DCK	56	10	2020	6	596
FCP	456	25	2020	114	11,319
FOP	88	30	2020	26	2,582
PTO	370	5	2020	18	1,787
TOTALS	2,185			1,379	136,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,379	112.0000	100.80	139,003	2020	2020	0	0	0	1.50	98.50

2 SFR MODULR – 100% - 1980 Heated Area: 1215 HX Base Yr 1980



206 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		136,918
TOTAL MARKET OB/XF VALUE		1,444
TOTAL LAND VALUE - MARKET		192,000
TOTAL MARKET VALUE		330,362
SOH/AGL Deduction		128,114
ASSESSED VALUE		202,248
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		96,526
TOTAL JUST VALUE		330,362
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,786

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

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 $.

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	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	94	881	
4	0825	BRICK	0	100	9	11	99.00	SF	6.25	6.25	100	1961	1961	3	38.2	236	
5	0350	CARPORT WD	0	100	10	12	120.00	SF	7.15	7.15	100	1961	1961	3	20	172	

LAND DESCRIPTION

TOTAL OB/XF 1,444

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	100		R-1	100.00	93.00	100.00	FF		1.00	1.00	0.80	2,400.00	1,920.00	192,000							

REVIEW DATE 02/18/2021 BY RK Total Acres: 0.00 Total Land Value: 192,000 Market: 0 Agricultural: 0 Common: 192,000 PRINTED 07/30/2025 BY SYS