PT LOT 15 &
PT ABDN R/W IN OR 2788/398
CITRONA UNR

COASTAL OAKS HOMES LLC
12443 SAN JOSE BLVD SUITE 504
JACKSONVILLE, FL 32223

2025

00-00-31-1180-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

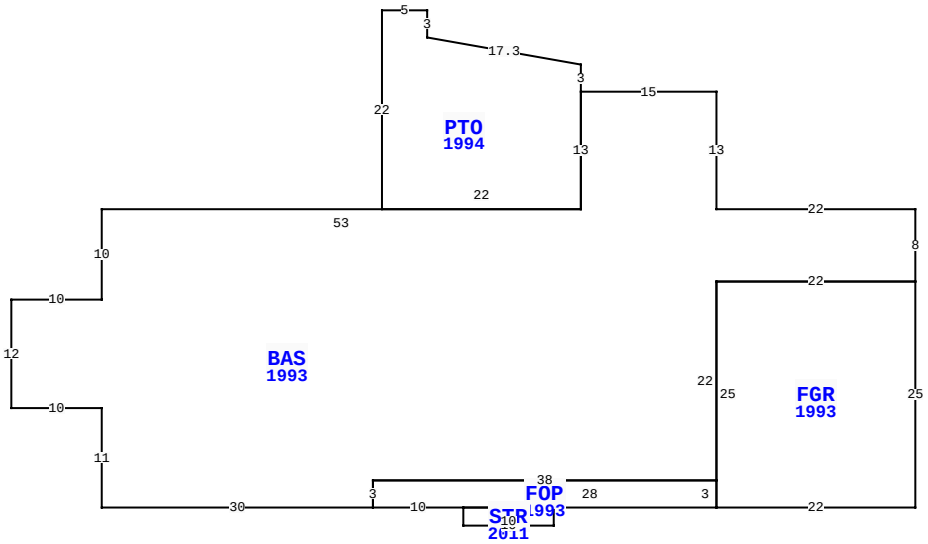
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,621	100	1993	2,621	323,478
FGR	550	55	1993	302	37,272
FOP	114	30	1993	34	4,196
PTO	408	5	1994	20	2,468
STR	20	10	2011	2	247
TOTALS	3,713			2,979	367,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,979	116.3673	153.60	457,574	1953	2000	0	0	0	19.65	80.35

1 SNGL FAM – 100% - 2012 Heated Area: 2621 HX Base Yr 2012



420 CITRONA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		367,661
TOTAL MARKET OB/XF VALUE		14,315
TOTAL LAND VALUE - MARKET		1,232,000
TOTAL MARKET VALUE		1,613,976
SOH/AGL Deduction		1,392,360
ASSESSED VALUE		221,616
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,894
TOTAL JUST VALUE		1,613,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		806,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
DEMR-2025-0	DEMO HOUSE	0	05/30/2025
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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2788/398	5/16/2025	QC	U	I	11	100
GRANTOR: COASTAL OAKS HOMES LL						
GRANTEE: COASTAL OAKS HOMES						
2764/48	1/28/2025	WD	Q	I	01	1,900,000
GRANTOR: BONER EDWARD E JR						
GRANTEE: COASTAL OAKS HOMES						

BUILDING NOTES

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$.

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	0510	GARAGE WD-	0	100	28	14	392.00	SF	35.00	35.00	100	1980	1980	3	20	2,744	
2	0855	CONC PAVER	0	100	0	0	261.00	SF	10.00	10.00	100	2002	2002	3	80	2,088	
3	0810	CONCRETE A	0	100	0	0	663.00	SF	6.50	6.50	100	1953	1953	3	20	862	
4	0810	CONCRETE A	0	100	38	4	152.00	SF	6.50	6.50	100	2011	2011	3	91	899	
5	0812	CONCRETE C	0	100	0	0	3,542.00	SF	4.00	4.00	100	1989	1989	3	54.5	7,722	

LAND DESCRIPTION

TOTAL OB/XF 14,315

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	0006	R-1	0.00	0.00	1.10	AC		1.00	1.00	7.00	160,000.00	1,120,000.00	1,232,000							

REVIEW DATE 07/11/2022 BY TWA Total Acres: 1.10 Total Land Value: 1,232,000 Market: 0 Agricultural: 0 Common: 1,232,000 PRINTED 07/30/2025 BY SYS