

PT OF LOTS 73 & 74 OF CITRONA
S/D UNR & LOT 4 OF ELIZABETH
S CARROL S/D DBK 205/362 IN

LEWIS DONNA Z EST
C/O SHELANE COX, P O BOX 1901
BUNNELL, FL 32110

2025

00-00-31-1200-0073-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1008.00
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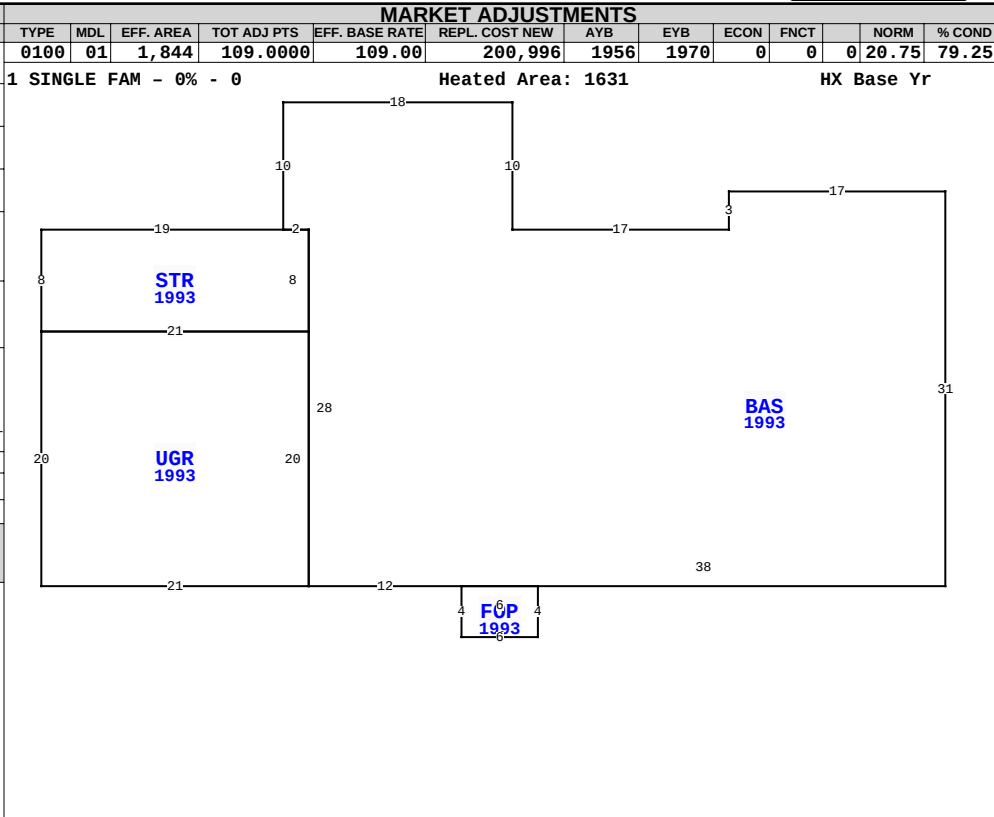
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,631	100	1993	1,631	140,890
FOP	24	30	1993	7	605
STR	168	10	1993	17	1,469
UGR	420	45	1993	189	16,326

TOTALS	2,243			1,844	159,289
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0	0	0	0	800.00	SF	5.20	5.20
3	0940	SHEDS/PORT	0	0	12	16	192.00	SF	18.30	18.30
4	0810	CONCRETE A	0	0	0	0	694.00	SF	6.50	6.50

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	RES	0	0006	R-1	108.00	194.00	108.00	FF

REVIEW DATE	05/12/2019	BY	KBA
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BLD DATE	12/09/2013	KK	LGL DATE	
XF DATE			LAND DATE	03/25/2024
INC DATE			AG DATE	MLU

TOTAL OB/XF										
1903 BEECH ST, FERNANDINA BEACH										

TOTAL OB/XF										
6,558										

Total Acres: 0.00	Total Land Value: 302,400	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	159,289		
TOTAL MARKET OB/XF VALUE	6,558		
TOTAL LAND VALUE - MARKET	302,400		
TOTAL MARKET VALUE	468,247		
SOH/AGL Deduction	102,287		
ASSESSED VALUE	365,960		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	365,960		
TOTAL JUST VALUE	468,247		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	461,043		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051433	REPAIR/RRF	1,000	03/31/2005
7518	REPAIR/RRF	1,500	02/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0369/0558	9/23/1982	WD	Q	I		68,500	
GRANTOR: BOWERS LILLIAN MARSHA							
GRANTEE: LEWIS CLIFFORD G &							
0117/0377	11/18/1971	WD	Q	I	01	100	
GRANTOR: BOWERS LILLIAN MARSHA							
GRANTEE: BOWERS LILLIAN MARS							

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=1993] W17 S3 W17 N10 W18 S10 STR=[YR=1993] W19 S8										
UGR=[YR=1993] S20 E21 N20 W21\$ E21 N8 W2\$ E2 S28 E12										
FOP=[YR=1993] S4 E6 N4 W6\$ E38 N31\$.										