LOT 2 (EX S-1)
IN OR 729/165
RED BAY FOREST PB 5/138

AUSTIN DAVID BERT
P O BOX 15602
FERNANDINA BEACH, FL 32035

2025

00-00-31-1616-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	12	CEDAR 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

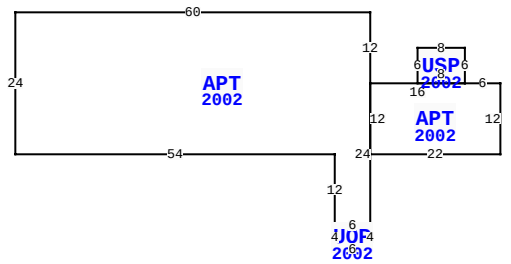
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

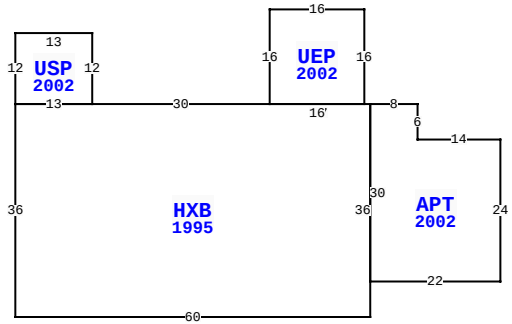
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	264	100	2002	264	22,694
APT	576	100	2002	576	49,515
APT	1,512	100	2002	1,512	129,977
HXB	2,160	100	1995	2,160	185,681
UEP	256	60	2002	154	13,238
UOP	24	20	2002	5	430
USP	48	30	2002	14	1,203
USP	156	30	2002	47	4,040
TOTALS	4,996			4,732	406,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2801	01	4,732	83.3340	105.00	496,860	1995	1995	0	0	0	18.13	81.87

1 QUAD PLEX – 75% - 2020 Heated Area: 4512 HX Base Yr





522 CITRONA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		406,779
TOTAL MARKET OB/XF VALUE		6,884
TOTAL LAND VALUE - MARKET		222,000
TOTAL MARKET VALUE		635,663
SOH/AGL Deduction		200,367
ASSESSED VALUE		435,296
TOTAL EXEMPTION VALUE	13	354,258
BASE TAXABLE VALUE		81,038
TOTAL JUST VALUE		635,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		592,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0005	DEMO SFR	12,000	03/12/2024
20111092	REPAIR/RRF	2,000	07/06/2011
20111090	REPAIR/RRF	250	07/05/2011
8381	GARAGE	2,000	06/13/1994
8361	ADDITION	1,000	06/01/1994
7686	NEW CONSTR	3,000	05/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0729/0165	5/05/1995	WD	Q	I	06	25,000
GRANTOR: PARSONS WILLARD & PAT						
GRANTEE: AUSTIN DAVID BERT						
0707/1982	6/24/1994	WD	Q	V	06	12,000
GRANTOR: AUSTIN DAVID BERT 1/2						
GRANTEE: PARSONS WILLARD & P						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=2002] W6 USP=[YR=2002] N6 W8 S6 E8 $ W16
APT=[YR=2002] N12 W60 S24 E54 S12 UOP=[YR=2002] S4 E6 N4 W6 $ E6 N24 $ S12 E22 N12 $ PTR= S50W82 USP=[YR=2002] E13 S12
HXB=[YR=1995] E30 UEP=[YR=2002] N16 E16 S16 W16 $E17
APT=[YR=2002] E8 S6 E14 S24 W22N30 $ S36 W60 N36 E13 $ W13 N12 $ E82N50 $.

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	36	16	576.00	SF	53.90	53.90	100	1994	1994	3	20	6,209	
2	1243	WD DECK F	0	100	6	12	72.00	SF	8.00	8.00	100	2002	2002	3	20	115	
3	1241	WD DECK G	0	100	26	4	104.00	UT	11.50	11.50	100	2002	2002	3	29	347	
4	1241	WD DECK G	0	100	16	4	64.00	UT	11.50	11.50	100	2002	2002	3	29	213	

LAND DESCRIPTION

TOTAL OB/XF 6,884

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	000800	C	MULTI-FAMILY	100	0006	R-1	0.00	0.00	1.20	UT		1.00	1.00	1.00	185,000.00	185,000.00	222,000							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 222,000 Market: 0 Agricultural: 0 Common: 222,000 PRINTED 07/30/2025 BY SYS