LOT 1
PELICAN POINTE PB 5/212

LERCH ROBERT P & SANDRA J L/E/
210 CITRONA DR
FERNANDINA BEACH, FL 32034-2738

2025

00-00-31-1631-0001-0000

BUILDING CHARACTERISTICS

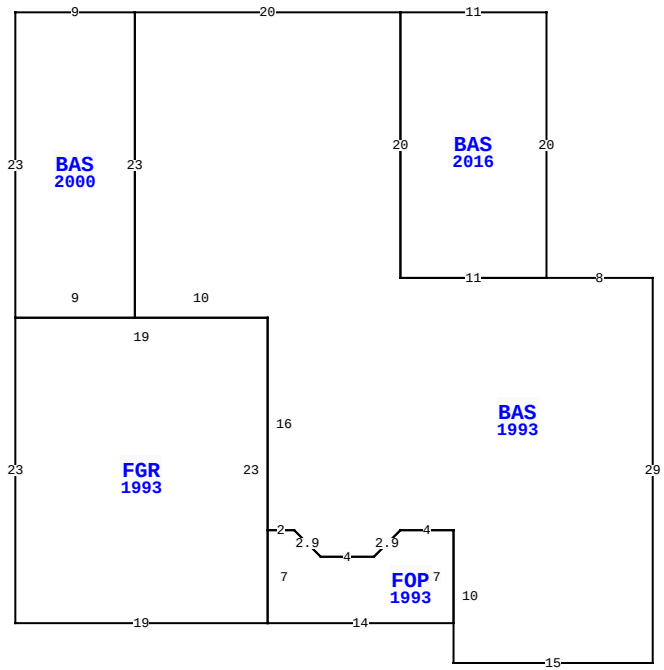
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,143	100	1993	1,143	136,065
BAS	207	100	2000	207	24,641
BAS	220	100	2016	220	26,190
FGR	437	55	1993	240	28,570
FOP	86	30	1993	26	3,095
TOTALS	2,093			1,836	218,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,836	107.9400	142.48	261,593	1989	1989	0	0	0	16.45	83.55

1 SNGL FAM – 100% - 2007 Heated Area: 1570 HX Base Yr 2007



210 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		218,561
TOTAL MARKET OB/XF VALUE		2,962
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		371,523
SOH/AGL Deduction		207,852
ASSESSED VALUE		163,671
TOTAL EXEMPTION VALUE	VX VP HX HB	120,491
BASE TAXABLE VALUE		43,180
TOTAL JUST VALUE		371,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162833	SUNROOM	23,656	10/18/2016
20121427	96SF PRE-FAB SHED	0	07/18/2012
20101758	6'H FENCE	1,000	10/12/2010
20101649	H/AC	2,500	09/21/2010
19990447	ADDITION	500	05/25/1999
19990131	XFOB	1,000	03/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2767/251	2/07/2025	LE	U	I	11	100
GRANTOR: LERCH ROBERT P & SAND						
GRANTEE: LERCH ERIC						
1467/1655	12/27/2006	WD	Q	I		220,000
GRANTOR: HARRAGIN EILEEN M						
GRANTEE: LERCH ROBERT P & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 BAS=[YR=2016] N20 W11 S20 E11 $ W11 N20 W20 BAS=[YR=2000] W9 S23 FGR=[YR=1993] S23 E19 FOP=[YR=1993] E14 N7 W4 D2 L2 W4 U2 L2 W2S7 $ N23 W19 $ E9 N23 $ S23 E10 S16 E2 D2 R2 E4 R2 U2 E4 S10 E15N29 $.

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	0810	CONCRETE A	0	100	50	16	800.00	SF	6.50	6.50	100	1989	1989	3	54.5	2,834	
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	1989	1989	3	54.5	128	

LAND DESCRIPTION

TOTAL OB/XF 2,962

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	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 01/04/2019 BY KW Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS