LOT 2
IN OR 2139/867
PELICAN POINTE PB 5/212

**DANIELS JIM H & MARY K H**
216 CITRONA DR
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1631-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

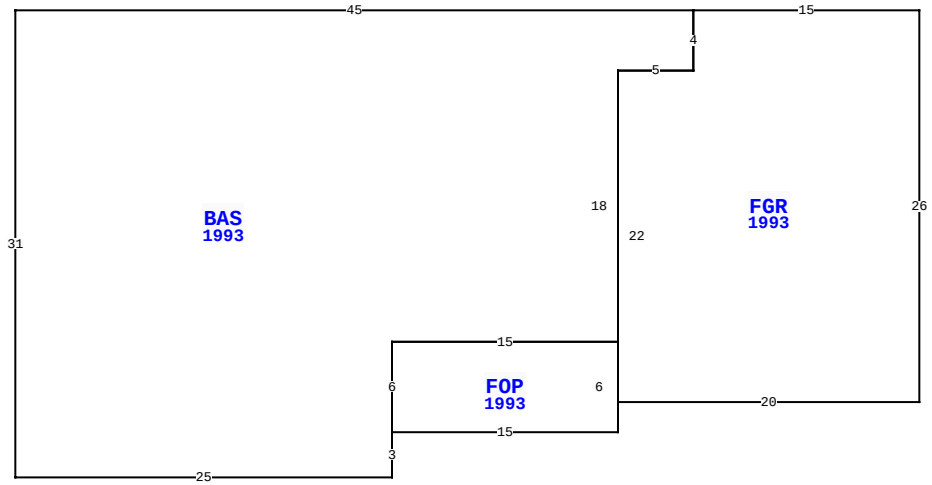
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 12 | CEDAR 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 | 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 | 1,125 | 100 | 1993 | 1,125 | 159,446 |
| FGR | 500 | 55 | 1993 | 275 | 38,975 |
| FOP | 90 | 30 | 1993 | 27 | 3,827 |
| TOTALS | 1,715 | | | 1,427 | 202,248 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,427 | 123.1776 | 162.59 | 232,016 | 1989 | 1998 | 0 | 0 | 0 | 12.83 | 87.17 |

1 SNGL FAM – 100% - 2021 Heated Area: 1125 HX Base Yr 2021




216 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 | | 202,248 |
| TOTAL MARKET OB/XF VALUE | | 7,951 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 360,199 |
| SOH/AGL Deduction | | 123,549 |
| ASSESSED VALUE | | 236,650 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 185,928 |
| TOTAL JUST VALUE | | 360,199 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 350,982 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20071980 | GARAGE | 4,500 | 10/18/2007 |
| 20061628 | REPAIR/RRF | 2,950 | 07/10/2006 |
| 5272 | NEW CONSTR | 53,130 | 03/16/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2139/0867 | 8/04/2017 | WD | Q | I | 01 | 229,000 |
| GRANTOR: RAWLS MICHELLE B & JO | | | | | | |
| GRANTEE: DANIELS JIM H & MAR | | | | | | |
| 1451/1167 | 10/11/2006 | QC | U | I | 07 | 100 |
| GRANTOR: BIELAK MICHELLE | | | | | | |
| GRANTEE: RAWLS MICHELLE & JO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=1993] W15 BAS=[YR=1993] W45 S31 E25 N3 FOP=[YR=1993] E15 N6 W15 S6 $ N6 E15 N18 E5 N4 $ S4 W5 S22 E20 N26 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 64 | 2,240 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 976.00 | SF | 6.50 | 6.50 | 100 | 1989 | 1989 | 3 | 54.5 | 3,457 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 10 | 100.00 | SF | 30.00 | 30.00 | 100 | 2009 | 2009 | 3 | 35 | 1,050 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 275.00 | SF | 4.00 | 4.00 | 100 | 2009 | 2009 | 3 | 89 | 979 | |
| 5 | 1076 | TRELLIS A | 0 | 100 | 12 | 12 | 144.00 | SF | 3.00 | 3.00 | 100 | 2009 | 2009 | 3 | 52 | 225 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,951

| 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 01/03/2019 BY KW Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS