LOT 3
PELICAN POINTE PB 5/212

TOMLINSON DOLON D & OK SUN
222 CITRONA DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1631-0003-0000

BUILDING CHARACTERISTICS

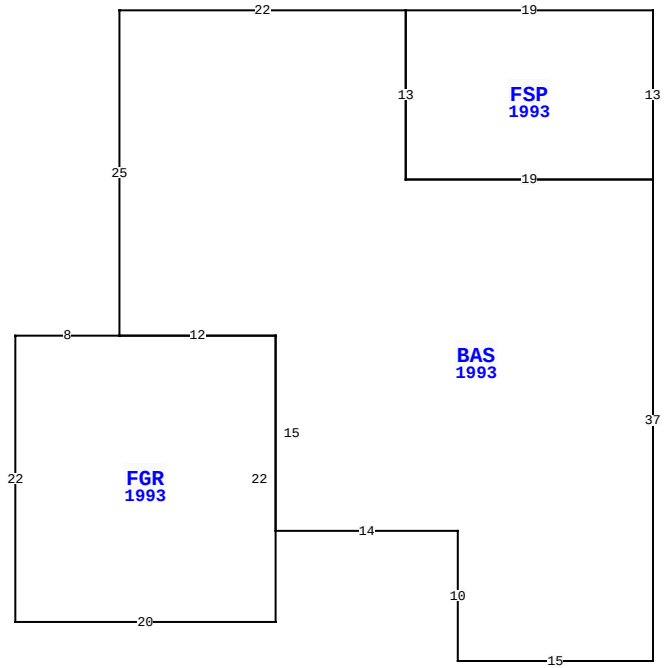
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,363	100	1993	1,363	179,429
FGR	440	55	1993	242	31,857
FSP	247	40	1993	99	13,032
TOTALS	2,050			1,704	224,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,704	118.0200	155.79	265,466	1990	1990	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2025 Heated Area: 1363 HX Base Yr



222 CITRONA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		224,319
TOTAL MARKET OB/XF VALUE		7,653
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		381,972
SOH/AGL Deduction		0
ASSESSED VALUE		381,972
TOTAL EXEMPTION VALUE	13	381,972
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		381,972
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8215	XFOB	600	03/22/1994
6325	ADDITION	1,500	01/11/1991
6307B	REMODEL	700	12/19/1990
5807B	NEW CONSTR	36,250	02/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2748/1772	11/06/2024	QC	U	I	11	100
GRANTOR: TOMLINSON OK-SUN						
GRANTEE: TOMLINSON DOLON D &						
1939/1902	9/08/2014	QC	U	I	11	100
GRANTOR: TOMLINSON DOLAN D						
GRANTEE: TOMLINSON OK SUN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W19 BAS=[YR=1993] W22 S25 FGR=[YR=1993] W8 S22 E20 N22 W12$ E12 S15 E14 S10 E15 N37 W19 N13$ S13 E19 N13$.

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	1990	1990	3	66	2,310	
2	0810	CONCRETE A	0	100	0	0	921.00	SF	6.50	6.50	100	1990	1990	3	57	3,412	
3	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50	6.50	100	1994	1994	3	66	1,931	

LAND DESCRIPTION

TOTAL OB/XF 7,653

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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS