

1986 CITRONA LLC
1009 OCEANVIEW CT
FERNANDINA BEACH, FL 32034

00-00-30-036A-0006-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																									
Exterior Wall	05	AVERAGE 80								0603	04	5,163	95.1558	141.54	730,771	2001	2001		0	20	11.80	68.20	VALUATION BY																								
Exterior Wall	15	CONC BLOCK 20								1 DAYCARE CR 0% - 2024														Heated Area: 5000								HX Base Yr								STANDARD							
Roof Structure	04	WOOD TRUSS 100																														Tax Group: 2								Tax Dist:							
Roof Cover	03	COMP SHNGL 100																														BUILDING MARKET VALUE								498,386							
Interior Wall	05	DRYWALL 100																														TOTAL MARKET OB/XF VALUE								36,033							
Interior Floor	07	CORK/VTILE 90																														TOTAL LAND VALUE - MARKET								544,544							
Interior Floor	14	CARPET 10																														TOTAL MARKET VALUE								1,078,963							
Ceiling	02	F.NOT SUS 100																														SOH/AGL Deduction								0							
Air Condition	03	CENTRAL 100																														ASSESSED VALUE								1,078,963							
Heating Type	04	AIR DUCTED 100																														TOTAL EXEMPTION VALUE								0							
Fixtures	04	25 100																														BASE TAXABLE VALUE								1,078,963							
Frame	02	WOOD FRAME 100																														TOTAL JUST VALUE								1,078,963							
Story Height		10 100																														NCON VALUE								0							
RMS		4 100																														INCOME VALUE															
Stories	1.	1. 100																														PREVIOUS YEAR MKT VALUE								1,334,900							
Units	0	0 100																																													
Occupancy	00	OWNER OCC 100																																													
Quality	03	Quality Level 03																																													
DOR CODE	1920	PROF DAYCARE																																													
MAP NUM		MKT AREA																														01															
NEIGHBORHOOD/LOC	2004.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	4,829	100	2001	4,829	466,145																																										
BAS	171	100	2002	171	16,506																																										
CAN	126	30	2001	38	3,668																																										
CAN	416	30	2001	125	12,067																																										
TOTALS	5,542			5,163	498,386																																										
EXTRA FEATURES										1986 CITRONA DR, FERNANDINA BEACH										BLD DATE										LGL DATE																	
																				XF DATE										LAND DATE																	
																				INC DATE										AG DATE																	
L N	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	0400	CONC CURB	0	0	0	358.00	LF	15.00	15.00	100	2001	2001	3	83	4,457																																
2	0402	CONC BUMPE	0	0	0	2.00	UT	25.00	25.00	100	2001	2001	3	83	42																																
3	0810	CONCRETE A	0	0	47	5	235.00	SF	6.50	100	2001	2001	3	77	1,176																																
4	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	100	2001	2001	3	77	80																																
5	0423	CL FNC 5'	0	0	0	193.00	LF	6.85	6.85	100	2001	2001	3	48	635																																
6	0446	BOX FNC 6'	0	0	0	386.00	LF	20.00	20.00	100	2001	2001	3	20	1,544																																
7	0462	ST/AL FNC	0	0	198	5	990.00	SF	10.00	100	2001	2001	3	27	2,673																																
8	0966	FIRE SPRNK	0	0	0	5,000.00	SF	3.00	3.00	100	2001	2001	3	77	11,550																																
9	0978	SECURTY LT	0	0	0	3.00	UT	225.00	225.00	100	2001	2001	3	48	324																																
10	0803	ASPHALT C	0	0	0	12,585.00	SF	2.00	2.00	100	2001	2001	3	50	12,585																																
LAND DESCRIPTION										TOTAL OB/XF										35,066																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																							
1	001920	C	PROF DAYCARE	0	0006	C-2	0.00	0.00	47,872.00	SF		1.00	1.00	0.65	17.50	11.38	544,544																														

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