BLOCK E LOTS N1/2 OF 1 & 2
ALTA VISTA 1 PB 2/9

JREE LLC
12 SOUTH 16TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-100A-000E-0011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

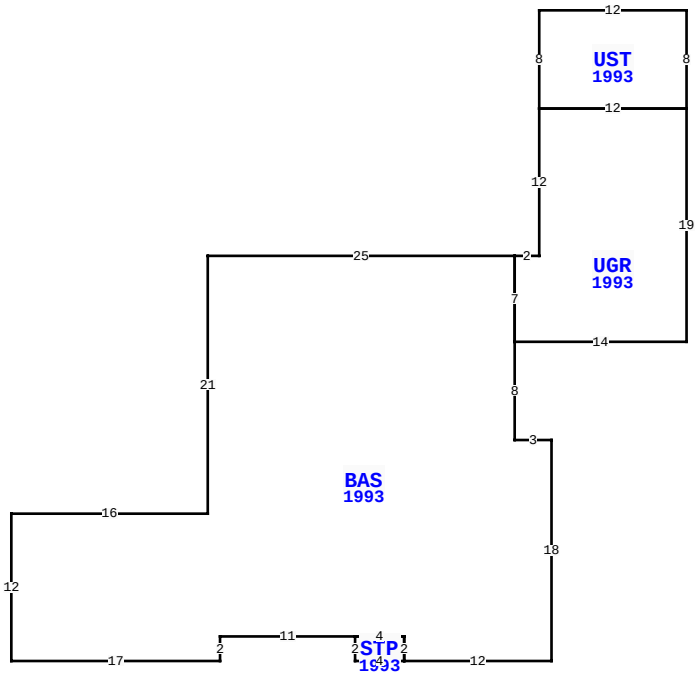
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,041	100	1993	1,041	107,265
STP	8	10	1993	1	103
UGR	242	45	1993	109	11,232
UST	96	45	1993	43	4,431
TOTALS	1,387			1,194	123,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,194	112.1480	117.76	140,605	1950	2000	0	0	0	12.50	87.50

1 SINGLE FAM 0% - 2025 Heated Area: 1041 HX Base Yr



115 CITRONA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	123,029
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	170,240
TOTAL MARKET VALUE	293,269
SOH/AGL Deduction	0
ASSESSED VALUE	293,269
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,269
TOTAL JUST VALUE	293,269
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040912	REPAIR/RRF	3,000	05/17/2004
2320	CHNGE SRVC	900	01/23/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2744/1548	10/21/2024	WD	Q	I	01	352,000
GRANTOR: DUNCAN ERVIN RODGER						
GRANTEE: JREE LLC						
0733/0755	7/07/1995	WD	Q	I		56,500
GRANTOR: BLAND RAYMOND A & NOR						
GRANTEE: DUNCAN ERVIN RODGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S21 W16 S12 E17 N2 E11 STP=[YR=1993] S2 E4 N2 W4$ E4 S2 E12 N18 W3 N8 UGR=[YR=1993] E14 N19 UST=[YR=1993] N8 W12 S8 E12$ W12 S12 W2 S7$ N7$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0		R-1	76.00	100.00	76.00	FF		1.00	1.00	0.80	2,800.00	2,240.00	170,240							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 170,240 Market: 0 Agricultural: 0 Common: 170,240 PRINTED 07/09/2026 BY SYS