PT OF LOT 11
IN OR 2433/738
CITRONA UNR

BRAZELL DOROTHY E L/E/
206 CITRONA DR
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1180-0011-0030**

## NASSAU COUNTY PROPERTY



### 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 | 08 | SHT VINYL 70 |
| Interior Floo | 14 | CARPET 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 | 03 | Quality Level 03 |

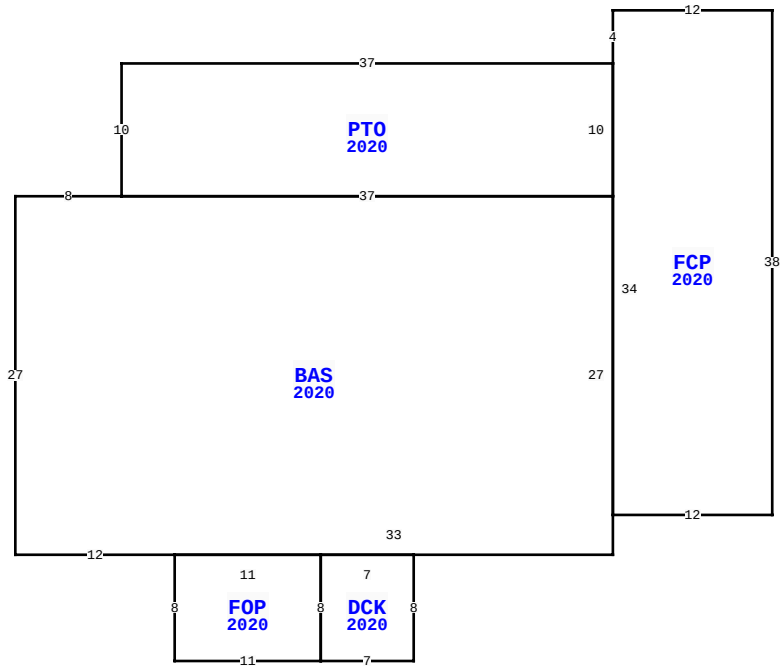
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,215 | 100 | 2020 | 1,215 | 126,690 |
| DCK | 56 | 10 | 2020 | 6 | 625 |
| FCP | 456 | 25 | 2020 | 114 | 11,887 |
| FOP | 88 | 30 | 2020 | 26 | 2,711 |
| PTO | 370 | 5 | 2020 | 18 | 1,877 |
| TOTALS | 2,185 | | | 1,379 | 143,791 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 01 | 1,379 | 112.0000 | 106.40 | 146,726 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

2 SFR MODULR 100% - 1980 Heated Area: 1215 HX Base Yr 1980




206 CITRONA DR, FERNANDINA BEACH

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

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 143,791 |
| TOTAL MARKET OB/XF VALUE | | 327 |
| TOTAL LAND VALUE - MARKET | | 192,000 |
| TOTAL MARKET VALUE | | 336,118 |
| SOH/AGL Deduction | | 128,409 |
| ASSESSED VALUE | | 207,709 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 106,411 |
| BASE TAXABLE VALUE | | 101,298 |
| TOTAL JUST VALUE | | 336,118 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 330,362 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200550 | NEW CONSTR | 0 | 11/06/2020 |
| 20200015 | DEMOLITION | 0 | 07/15/2020 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2433/0738 | 2/11/2021 | QC | U | I | 11 | 100 |
| GRANTOR: BRAZELL DOROTHY E | | | | | | |
| GRANTEE: BRAZELL DONNA M | | | | | | |
| 1987/1970 | 6/26/2015 | QC | U | I | 11 | 100 |
| GRANTOR: BRAZELL DOROTHY E | | | | | | |
| GRANTEE: BRAZELL DONNA M & K | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FCP=[YR=2020] W12 S4 PTO=[YR=2020] W37 S10 BAS=[YR=2020] W8 S27 E12 FOP=[YR=2020] S8 E11 DCK=[YR=2020] E7 N8 W7 S8 $ N8 W11 $ E33 N27 W37 $ E37 N10 $ S34 E12 N38 $.

### 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 | 0350 | CARPORT WD | 0 | 100 | 6 | 8 | 48.00 | SF | 7.15 | 7.15 | 100 | 2002 | 2002 | 3 | 20 | 69 | |
| 2 | 0350 | CARPORT WD | 0 | 100 | 10 | 6 | 60.00 | SF | 7.15 | 7.15 | 100 | 2002 | 2002 | 3 | 20 | 86 | |
| 5 | 0350 | CARPORT WD | 0 | 100 | 10 | 12 | 120.00 | SF | 7.15 | 7.15 | 100 | 1961 | 1961 | 3 | 20 | 172 | |

### LAND DESCRIPTION

TOTAL OB/XF 327

| 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 | | R-1 | 100.00 | 93.00 | 100.00 | FF | | 1.00 | 1.00 | 0.80 | 2,400.00 | 1,920.00 | 192,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 192,000 Market: 0 Agricultural: 0 Common: 192,000 PRINTED 07/09/2026 BY SYS