

RESENDIZ SUSAN E & ELEUTERIO
304 CITRONA DR
FERNANDINA BEACH, FL 32034

00-00-31-1180-0014-0030

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof StructureRoof CoverInterior WallInterior FloorAir ConditionHeating TypeBedroomsBathroomsFrameStoriesUnitsBUD8 AdjustmeOccupancyQualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

10
03
03
05
12
03
04

02
1.

02
00

04
0100

04
0100
MKT AREA
1011.00

ABOVE AVG 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
HARDWOOD 100
CENTRAL 100
AIR DUCTED 100
3 100
1 100
WOOD FRAME 100
1. 100
0 100
DIST FB 100
NONE 100

Quality Level 04
SINGLE FAMILY

TOTALS

1,972
1,873
190,553

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

20511GARAGE CB-01002420480.00SF40.0040.00100197819783275,184
40500FP-PRE FAB0100001.00UT3,500.003,500.0010019661966326910

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLCCZONEFRONTDEPTHTOT LND UTSEUNIT TYPEDTDPHT FACT% CONDTOT ADJUINIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006R-1200.00200.00200.00FF1.001.001.002,450.002,450.00490,000

REVIEW DATE

01/01/2023BY CDTotal Acres: 0.00Total Land Value: 490,000Market: 0Agricultural: 0Common: 490,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDV

0100011,873110.1030115.61216,5381902200000012.0088.00

1 SINGLE FAM 100% - 2004Heated Area: 1842HX Base Yr 2004

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYTax Group: 2Tax Dist:STANDARDBUILDING MARKET VALUE190,553TOTAL MARKET OB/XF VALUE6,094TOTAL LAND VALUE - MARKET490,000TOTAL MARKET VALUE686,647SOH/AGL Deduction509,511ASSESSED VALUE177,136TOTAL EXEMPTION VALUEHX HB51,411BASE TAXABLE VALUE125,725TOTAL JUST VALUE686,647NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE635,184

SUBAREA MARKET VALUE

BAS 1993BAS 2010BAS 2017FOP 2017STP 2017

SALES DATA

OFF RECORD NumberDATEINSTTYPEQUANTITYPRICERSNCDSALE PRICEGRANTOR: BURTON LUCILLE B L/EGRANTEE: RESENDIZ SUSAN E &1034/02951/31/2002QC Q I 01100GRANTOR: BURTON LUCILLE BGRANTEE: BURTON LUCILLE B L/BUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2010] W13 BAS=[YR=1993] W14 S17 W6 S10 W9 S16BAS=[YR=2017] S13 E11 FOP=[YR=2017] S5 STP=[YR=2017] S3 E5 N3W5 \$ E5 N5 W5\$ E16 N13 W27\$ E27 S6 E15N22STR=[YR=2011] E3N10W3 FOP=[YR=2010] W6S10E6N10\$S10\$W13 N27 \$ S27E7N10E6N17\$.