PT LOT 15 &
PT ABDN R/W IN OR 2788/398
CITRONA UNR

COASTAL OAKS HOMES LLC
12443 SAN JOSE BLVD SUITE 504
JACKSONVILLE, FL 32223

2026

00-00-31-1180-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

420 CITRONA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	528,000
TOTAL MARKET VALUE	528,000
SOH/AGL Deduction	0
ASSESSED VALUE	528,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	528,000
TOTAL JUST VALUE	528,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,613,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0116	PRIVATE PROVIDER	559,419	03/03/2026
DEMR-2025-0	DEMO HOUSE	0	05/30/2025
20173150	DEMO POOL	0	10/13/2017
20121523	SHED RE-ROOF	1,150	07/27/2012
20121343	REPLACE SERV.CABL	650	07/09/2012
20120050	REPAIR/RRF	10,000	01/12/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2788/398	5/16/2025	QC	U	I	11	100
GRANTOR: COASTAL OAKS HOMES LL						
GRANTEE: COASTAL OAKS HOMES						
2764/48	1/28/2025	WD	Q	I	03	1,900,000
GRANTOR: BONER EDWARD E JR						
GRANTEE: COASTAL OAKS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	R-1	0.00	0.00	1.10	AC		1.00	1.00	2.50	192,000.00	480,000.00	528,000							

REVIEW DATE 05/05/2026 BY MLU Total Acres: 1.10 Total Land Value: 528,000 Market: 0 Agricultural: 0 Common: 528,000 PRINTED 07/09/2026 BY SYS