LOTS 47,71 & PT LOTS 46,48,70,
72 & ABND R/W'S IN DBK 45/439
(EX N 125FT OF LOTS 46 & 72 &

SCHOOL BOARD OF NASSAU COUNTY
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

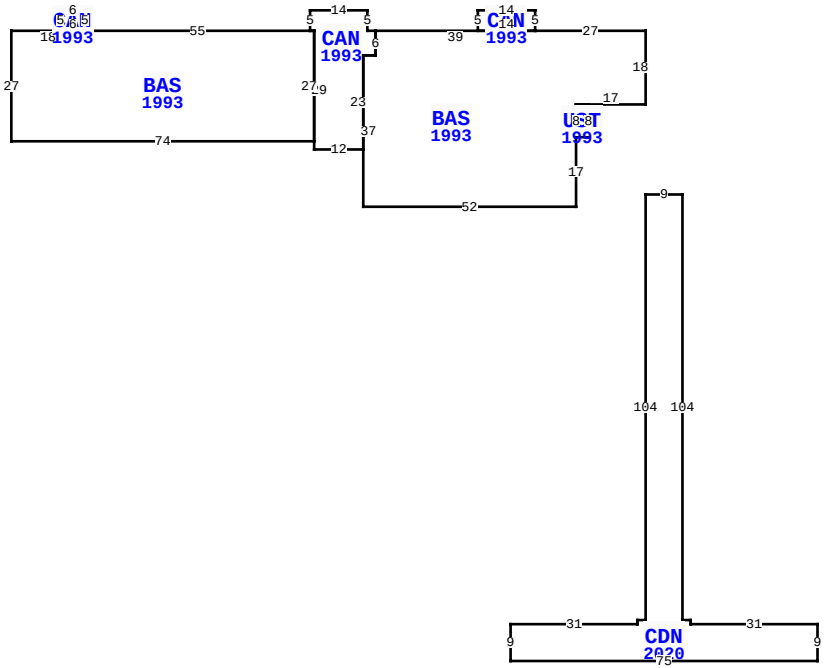
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	1993	1,998	185,063
BAS	2,524	100	1993	2,524	233,783
CAN	30	30	1993	9	834
CAN	70	30	1993	21	1,945
CAN	436	30	1993	131	12,134
CDN	1,624	35	2020	568	52,611
UST	24	40	1993	10	926
TOTALS	6,706			5,261	487,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	5,261	80.4270	166.89	878,008	1956	1956	0	0	0	44.50	55.50

1 SCHOOL 0% - 0 Heated Area: 4522 HX Base Yr



315 CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		11,844,264
TOTAL MARKET OB/XF VALUE		272,444
TOTAL LAND VALUE - MARKET		3,308,000
TOTAL MARKET VALUE		15,424,708
SOH/AGL Deduction		2,663,094
ASSESSED VALUE		12,761,614
TOTAL EXEMPTION VALUE	01	12,761,614
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,424,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,821,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0674/0882	10/19/1992	WD	Q	I	06	100
GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: SCHOOL BOARD OF NAS						
0094/0569	8/20/1969	WD	Q	I	03	21,500
GRANTOR: FERNANDINA DOCK & REA						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 CAN=[YR=1993] N5 W14 S5 E14$ W39 CAN=[YR=1993] W2 N5 W14 S5 BAS=[YR=1993] W55 CAN=[YR=1993] N5 W6 S5 E6$ W18 S27 E74 N27 W1$ E1 S29 E12 N23 E3 N6$ S6 W3 S37 E52 N17 UST=[YR=1993] E3 N8 W3 S8$ N8 E17 N18$ PTR= S40 CDN=[YR=2020] E9 S104 E2 S1 E31 S9 W75 N9 E31 N1 E2 N104$ N40$.

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	0803	ASPHALT C	0	0	0	0	42,947.00	SF	2.00	2.00	100	1990	1990	3	50	42,947	
2	0400	CONC CURB	0	0	0	0	1,085.00	LF	15.00	15.00	100	1990	1990	3	64	10,416	
3	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2000	2000	3	45	1,400	
4	0424	CL FNC 6'	0	0	0	0	52.00	LF	20.00	20.00	100	2010	2010	3	74	770	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	74	444	
6	0803	ASPHALT C	0	0	0	0	18,305.00	SF	2.00	2.00	100	1990	1990	3	50	18,305	
7	0400	CONC CURB	0	0	0	0	920.00	LF	15.00	15.00	100	1980	1980	3	42	5,796	
8	0803	ASPHALT C	0	0	99	79	7,821.00	SF	2.00	2.00	100	2010	2010	3	62	9,698	
9	0812	CONCRETE C	0	0	0	0	2,105.00	SF	4.00	4.00	100	2013	2013	3	92	7,746	
10	0812	CONCRETE C	0	0	0	0	4,413.00	SF	4.00	4.00	100	1990	1990	3	54.5	9,620	

TOTAL OB/XF 107,142

LAND DESCRIPTION

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	008300	C	SCHOOL	0		PI-1	0.00	0.00	16.54	AC		1.00	1.00	1.00	200,000.00	200,000.00	3,308,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 16.54 Total Land Value: 3,308,000 Market: 0 Agricultural: 0 Common: 3,308,000 PRINTED 07/09/2026 BY SYS

LOTS 47,71 & PT LOTS 46,48,70,
72 & ABND R/W'S IN DBK 45/439
(EX N 125FT OF LOTS 46 & 72 &

SCHOOL BOARD OF NASSAU COUNTY
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,754	100	1993	7,754	686,856
CAN	4,404	30	1993	1,321	117,015
TOTALS	12,158			9,075	803,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	9,075	76.2300	158.18	1,435,484	1957	1957	0	0	0	44.00	56.00

2 SCHOOL 0% - 0 Heated Area: 7754 HX Base Yr

315 CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		11,844,264
TOTAL MARKET OB/XF VALUE		272,444
TOTAL LAND VALUE - MARKET		3,308,000
TOTAL MARKET VALUE		15,424,708
SOH/AGL Deduction		2,663,094
ASSESSED VALUE		12,761,614
TOTAL EXEMPTION VALUE	01	12,761,614
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,424,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,821,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0674/0882	10/19/1992	WD	Q	I	06	100
GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: SCHOOL BOARD OF NAS						
0094/0569	8/20/1969	WD	Q	I	03	21,500
GRANTOR: FERNANDINA DOCK & REA						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] 7754$ CAN=[YR=1993] 4404$.

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
11	0424	CL FNC 6'	0	0	0	0	35.00	LF	20.00	20.00	100	2013	2013	3	81	567	
12	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2013	2013	3	81	567	
13	0812	CONCRETE C	0	0	0	0	1,320.00	SF	4.00	4.00	100	2000	2000	3	75	3,960	
14	0350	CARPORT WD	0	0	20	10	200.00	SF	13.00	13.00	100	2000	2000	3	20	520	
15	0350	CARPORT WD	0	0	20	10	200.00	SF	13.00	13.00	100	2000	2000	3	20	520	
16	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	2013	2013	3	92	598	
17	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	2013	2013	3	92	598	
18	0424	CL FNC 6'	0	0	0	0	781.00	LF	20.00	20.00	100	1990	1990	3	25	3,905	
19	0803	ASPHALT C	0	0	0	0	58,274.00	SF	2.00	2.00	100	1990	1990	3	50	58,274	
20	0463	FENCE GATE	0	0	0	0	14.00	UT	300.00	300.00	100	1990	1990	3	25	1,050	

TOTAL OB/XF 70,559

LAND DESCRIPTION

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 16.54 Total Land Value: 3,308,000 Market: 0 Agricultural: 0 Common: 3,308,000 PRINTED 07/09/2026 BY SYS

LOTS 47,71 & PT LOTS 46,48,70,
72 & ABND R/W'S IN DBK 45/439
(EX N 125FT OF LOTS 46 & 72 &

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1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0047-0000

BUILDING CHARACTERISTICS

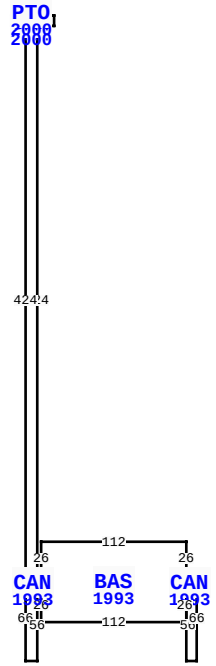
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,884	100	1993	6,884	782,737
CAN	558	30	1993	167	18,988
CAN	654	30	1993	196	22,286
CAN	4,080	30	2000	1,224	139,174
PTO	36	5	2000	2	227
TOTALS	12,212			8,473	963,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	8,473	81.1800	168.45	1,427,277	1980	1980	0	0	0	32.50	67.50

3 SCHOOL 0% - 0 Heated Area: 6884 HX Base Yr



BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

315 CITRONA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 3 of 20 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		11,844,264
TOTAL MARKET OB/XF VALUE		272,444
TOTAL LAND VALUE - MARKET		3,308,000
TOTAL MARKET VALUE		15,424,708
SOH/AGL Deduction		2,663,094
ASSESSED VALUE		12,761,614
TOTAL EXEMPTION VALUE	01	12,761,614
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,424,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,821,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0674/0882	10/19/1992	WD	Q	I	06	100
GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: SCHOOL BOARD OF NAS						
0094/0569	8/20/1969	WD	Q	I	03	21,500
GRANTOR: FERNANDINA DOCK & REA						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W8 BAS=[YR=1993] N26 W112 S26 CAN=[YR=1993] W3 CAN=[YR=2000] N424 E13 N8 W13 PTO=[YR=2000] N4 W9 S4 E9$ W20 S8 E11 S424 E9$ W9 S66 E9 N56 E6 N10 W3$ E3 S10 W3 S26 E112 N26 W3 N10 E3$ W3 S10 E3 S56 E8 N66$.

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
21	0819	CONC 12"	0	0	14	9	126.00	SF	9.50	9.50	100	1990	1990	3	54.5	652	
22	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1990	1990	3	25	175	
23	0803	ASPHALT C	0	0	0	0	9,556.00	SF	2.00	2.00	100	1990	1990	3	50	9,556	
24	0811	CONCRETE B	0	0	0	0	649.00	SF	5.20	5.20	100	1990	1990	3	54.5	1,839	
25	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	100	1990	1990	3	20	480	
26	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	1990	1990	3	26	702	
27	0424	CL FNC 6'	0	0	0	0	343.00	LF	20.00	20.00	100	1990	1990	3	25	1,715	
28	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1990	1990	3	25	225	
29	0430	CL FNC 6B	0	0	0	0	198.00	LF	9.70	9.70	100	1990	1990	3	25	480	
30	1127	BRICK 8"	0	0	0	0	246.00	SF	11.00	11.00	100	1975	1975	3	62	1,678	

TOTAL OB/XF 17,502

LAND DESCRIPTION

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 16.54 Total Land Value: 3,308,000 Market: 0 Agricultural: 0 Common: 3,308,000 PRINTED 07/09/2026 BY SYS

LOTS 47,71 & PT LOTS 46,48,70,
72 & ABND R/W'S IN DBK 45/439
(EX N 125FT OF LOTS 46 & 72 &

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1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

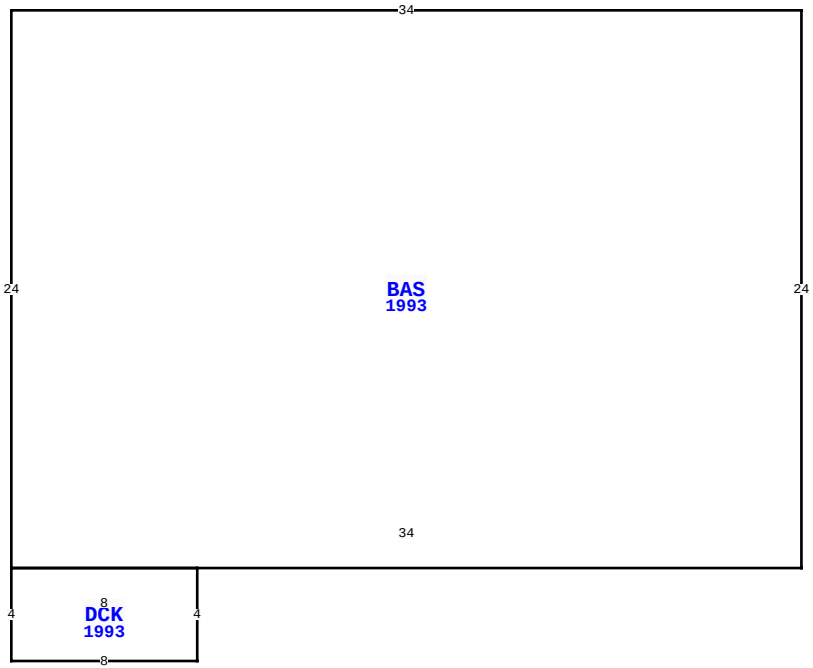
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	103,022
DCK	32	10	1993	3	379
TOTALS	848			819	103,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	819	74.6550	154.91	126,871	1980	1980	0	0	0	18.50	81.50

4 SCHOOL 0% - 0 Heated Area: 816 HX Base Yr



BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

315 CITRONA DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		11,844,264
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INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: SCHOOL BOARD OF NAS						
0094/0569	8/20/1969	WD	Q	I	03	21,500
GRANTOR: FERNANDINA DOCK & REA						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S24 DCK=[YR=1993] S4 E8 N4 W8$ E34 N24$.

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
31	0810	CONCRETE A	0	0	70	5	350.00	SF	6.50	6.50	100	1965	1965	3	20	455	
32	0810	CONCRETE A	0	0	41	5	205.00	SF	6.50	6.50	100	1968	1968	3	20	267	
33	0810	CONCRETE A	0	0	46	5	230.00	SF	6.50	6.50	100	1965	1965	3	20	299	
34	0810	CONCRETE A	0	0	48	5	240.00	SF	6.50	6.50	100	1968	1968	3	20	312	
35	0810	CONCRETE A	0	0	48	5	240.00	SF	6.50	6.50	100	1968	1968	3	20	312	
36	0810	CONCRETE A	0	0	25	5	125.00	SF	6.50	6.50	100	2014	2014	3	93	756	
37	0811	CONCRETE B	0	0	0	0	637.00	SF	5.20	5.20	100	2014	2014	3	93	3,081	
38	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2000	2000	3	45	700	
39	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2014	2014	3	100	200	
40	0812	CONCRETE C	0	0	0	0	8,447.00	SF	4.00	4.00	100	1990	1990	3	54.5	18,414	

TOTAL OB/XF 24,796

LAND DESCRIPTION

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 16.54 Total Land Value: 3,308,000 Market: 0 Agricultural: 0 Common: 3,308,000 PRINTED 07/09/2026 BY SYS

LOTS 47,71 & PT LOTS 46,48,70,
72 & ABND R/W'S IN DBK 45/439
(EX N 125FT OF LOTS 46 & 72 &

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FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

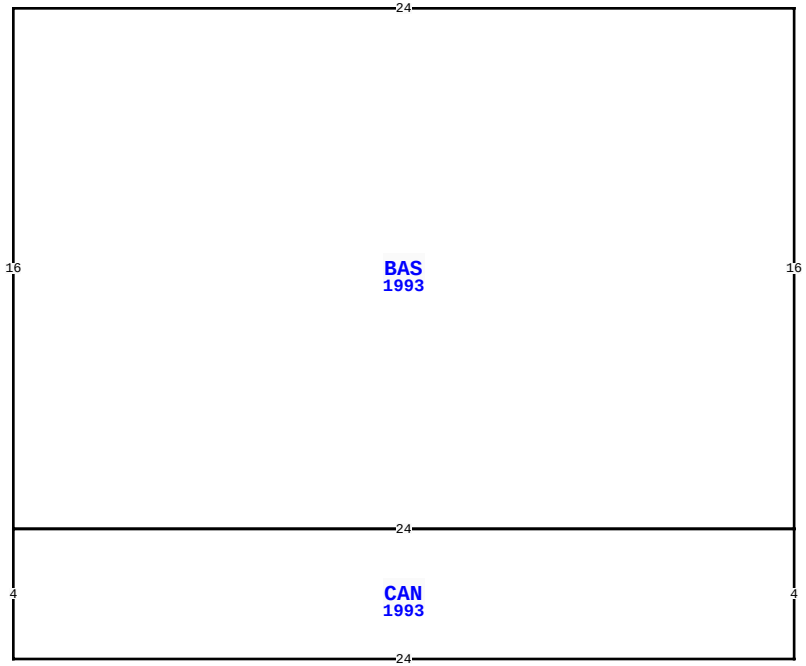
DOR CODE 8300 PUBLIC SCHOOLS
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	1993	384	35,013
CAN	96	30	1993	29	2,644
TOTALS	480			413	37,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	413	56.7000	117.65	48,589	1980	1980	0	0	0	22.50	77.50

5 SCHOOL 0% - 0 Heated Area: 384 HX Base Yr



BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

315 CITRONA DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		11,844,264
TOTAL MARKET OB/XF VALUE		272,444
TOTAL LAND VALUE - MARKET		3,308,000
TOTAL MARKET VALUE		15,424,708
SOH/AGL Deduction		2,663,094
ASSESSED VALUE		12,761,614
TOTAL EXEMPTION VALUE	01	12,761,614
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,424,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,821,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0674/0882	10/19/1992	WD	Q	I	06	100
GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: SCHOOL BOARD OF NAS						
0094/0569	8/20/1969	WD	Q	I	03	21,500
GRANTOR: FERNANDINA DOCK & REA						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S16 CAN=[YR=1993] S4 E24 N4 W24$ E24 N16$.

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
41	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	1990	1990	3	100	800	
42	0381	COOLER	0	0	13	9	117.00	SF	82.50	82.50	100	2000	2000	3	42	4,054	
43	0810	CONCRETE A	0	0	14	10	140.00	SF	6.50	6.50	100	2000	2000	3	75	683	
44	0811	CONCRETE B	0	0	90	8	720.00	SF	5.20	5.20	100	1975	1975	3	24	899	
45	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1975	1975	3	20	80	
46	1127	BRICK 8"	0	0	0	0	236.00	SF	11.00	11.00	100	1975	1975	3	62	1,610	
47	0810	CONCRETE A	0	0	20	17	340.00	SF	6.50	6.50	100	2010	2010	3	89	1,967	
48	1127	BRICK 8"	0	0	0	0	296.00	SF	11.00	11.00	100	2010	2010	3	97	3,158	
49	0424	CL FNC 6'	0	0	0	0	9.00	LF	20.00	20.00	100	2010	2010	3	74	133	
50	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	74	444	

TOTAL OB/XF 13,828

LAND DESCRIPTION

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 16.54 Total Land Value: 3,308,000 Market: 0 Agricultural: 0 Common: 3,308,000 PRINTED 07/09/2026 BY SYS

LOTS 47,71 & PT LOTS 46,48,70,
72 & ABND R/W'S IN DBK 45/439
(EX N 125FT OF LOTS 46 & 72 &

SCHOOL BOARD OF NASSAU COUNTY
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

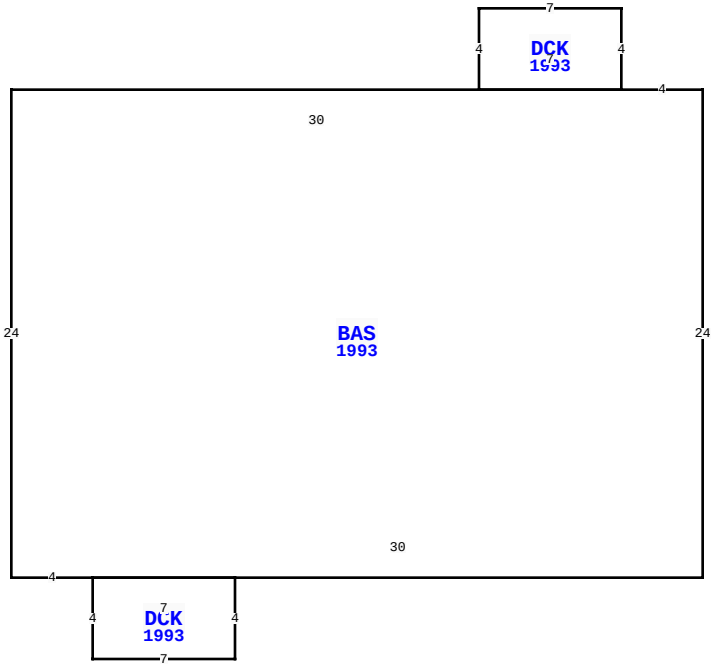
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	103,022
DCK	28	10	1993	3	379
DCK	28	10	1993	3	379
TOTALS	872			822	103,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	822	74.6550	154.91	127,336	1980	1980	0	0	0	18.50	81.50

6 SCHOOL 0% - 0 Heated Area: 816 HX Base Yr



315 CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		11,844,264
TOTAL MARKET OB/XF VALUE		272,444
TOTAL LAND VALUE - MARKET		3,308,000
TOTAL MARKET VALUE		15,424,708
SOH/AGL Deduction		2,663,094
ASSESSED VALUE		12,761,614
TOTAL EXEMPTION VALUE	01	12,761,614
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,424,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,821,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0674/0882	10/19/1992	WD	Q	I	06	100
GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: SCHOOL BOARD OF NAS						
0094/0569	8/20/1969	WD	Q	I	03	21,500
GRANTOR: FERNANDINA DOCK & REA						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 W7 S4 E7$ W30 S24 E4
DCK=[YR=1993] S4 E7 N4 W7$ E30 N24$.

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
51	0810	CONCRETE A	0	0	70	5	350.00	SF	6.50	6.50	100	1975	1975	3	24	546	
52	0810	CONCRETE A	0	0	0	0	48.00	SF	6.50	6.50	100	1975	1975	3	24	75	
53	0812	CONCRETE C	0	0	291	5	1,455.00	SF	4.00	4.00	100	2010	2010	3	89	5,180	
54	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2000	2000	3	20	240	
55	0424	CL FNC 6'	0	0	0	0	28.00	LF	20.00	20.00	100	2010	2010	3	74	414	
56	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	74	222	
57	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2010	2010	3	74	999	
58	0424	CL FNC 6'	0	0	0	0	645.00	LF	23.00	23.00	100	2020	2020	3	94	13,945	
59	0463	FENCE GATE	0	0	0	0	6.00	UT	300.00	300.00	100	2020	2020	3	94	1,692	
60	0810	CONCRETE A	0	0	0	0	288.00	SF	6.50	6.50	100	2020	2020	3	97	1,816	

TOTAL OB/XF 25,129

LAND DESCRIPTION

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 16.54 Total Land Value: 3,308,000 Market: 0 Agricultural: 0 Common: 3,308,000 PRINTED 07/09/2026 BY SYS

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(EX N 125FT OF LOTS 46 & 72 &

SCHOOL BOARD OF NASSAU COUNTY
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

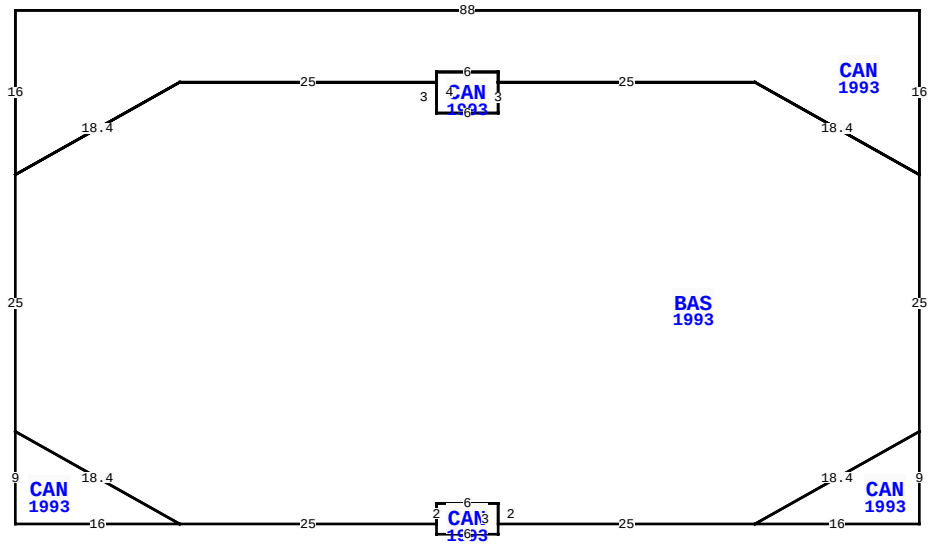
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,712	100	1993	2,712	385,708
CAN	18	30	1993	5	711
CAN	24	30	1993	7	995
CAN	72	30	1993	22	3,129
CAN	72	30	1993	22	3,129
CAN	754	30	1993	226	32,142
TOTALS	3,652			2,994	425,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	2,994	91.3900	189.63	567,752	1985	1985	0	0	0	25.00	75.00

7 SCHOOL 0% - 0 Heated Area: 2712 HX Base Yr



315 CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		11,844,264
TOTAL MARKET OB/XF VALUE		272,444
TOTAL LAND VALUE - MARKET		3,308,000
TOTAL MARKET VALUE		15,424,708
SOH/AGL Deduction		2,663,094
ASSESSED VALUE		12,761,614
TOTAL EXEMPTION VALUE	01	12,761,614
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,424,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,821,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0674/0882	10/19/1992	WD	Q	I	06	100
GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: SCHOOL BOARD OF NAS						
0094/0569	8/20/1969	WD	Q	I	03	21,500
GRANTOR: FERNANDINA DOCK & REA						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] U9 L16 W25 CAN=[YR=1993] N1 W6 S4 E6 N3$ S3 W6 N3 W25 D9 L16 S25 CAN=[YR=1993] S9 E16 U9 L16 $ D9 R16 E25 CAN=[YR=1993] S1 E6 N3 W6 S2$ N2 E6 S2 E25 CAN=[YR=1993] E16 N9 D9 L16 $ U9 R16 N25 CAN=[YR=1993] N16 W88 S16 U9 R16 E25 N1 E6 S1 E25 D9 R16 $ U9 L16 W25 N1 W6 S1 W25 D9 L16 N16 E88 S16$.

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
61	0940	SHEDS/PORT	0	0	20	20	400.00	SF	30.00	30.00	100	2019	2019	3	78	9,360	
62	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2021	2021	3	86	4,128	

LAND DESCRIPTION

TOTAL OB/XF 13,488

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 16.54 Total Land Value: 3,308,000 Market: 0 Agricultural: 0 Common: 3,308,000 PRINTED 07/09/2026 BY SYS

LOTS 47,71 & PT LOTS 46,48,70,
72 & ABND R/W'S IN DBK 45/439
(EX N 125FT OF LOTS 46 & 72 &

SCHOOL BOARD OF NASSAU COUNTY
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

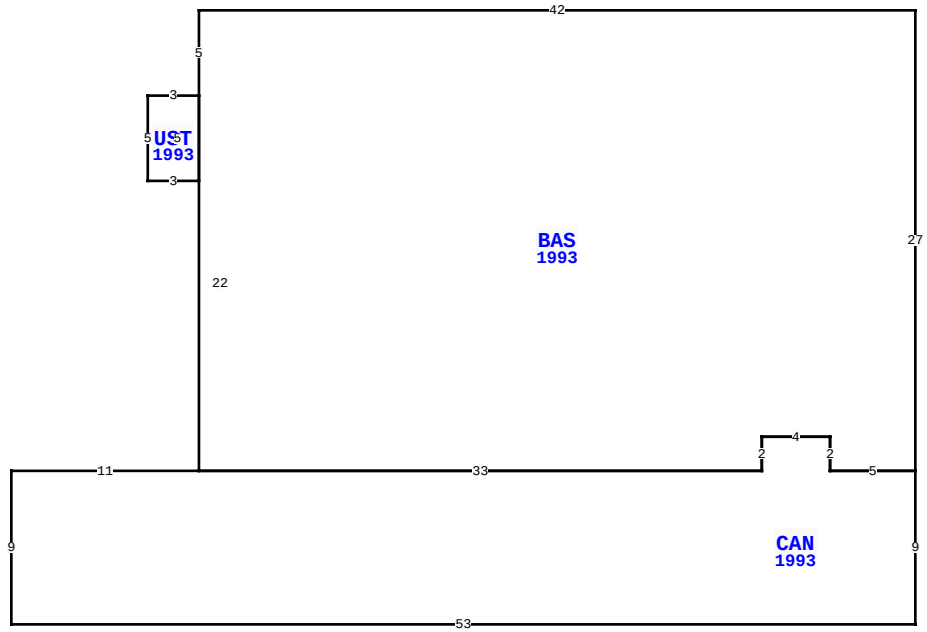
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,126	100	1993	1,126	108,324
CAN	485	30	1993	146	14,045
UST	15	40	1993	6	577
TOTALS	1,626			1,278	122,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	1,278	82.7925	171.79	219,548	1957	1957	0	0	0	44.00	56.00

8 SCHOOL 0% - 0 Heated Area: 1126 HX Base Yr



315 CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		11,844,264
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TOTAL LAND VALUE - MARKET		3,308,000
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ASSESSED VALUE		12,761,614
TOTAL EXEMPTION VALUE	01	12,761,614
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,424,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,821,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0674/0882	10/19/1992	WD	Q	I	06	100
GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: SCHOOL BOARD OF NAS						
0094/0569	8/20/1969	WD	Q	I	03	21,500
GRANTOR: FERNANDINA DOCK & REA						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S5 UST=[YR=1993] W3 S5 E3 N5$ S22
CAN=[YR=1993] W11 S9 E53 N9 W5 N2 W4 S2 W33$ E33 N2 E4 S2 E5 N27$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 16.54 Total Land Value: 3,308,000 Market: 0 Agricultural: 0 Common: 3,308,000 PRINTED 07/09/2026 BY SYS

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2026

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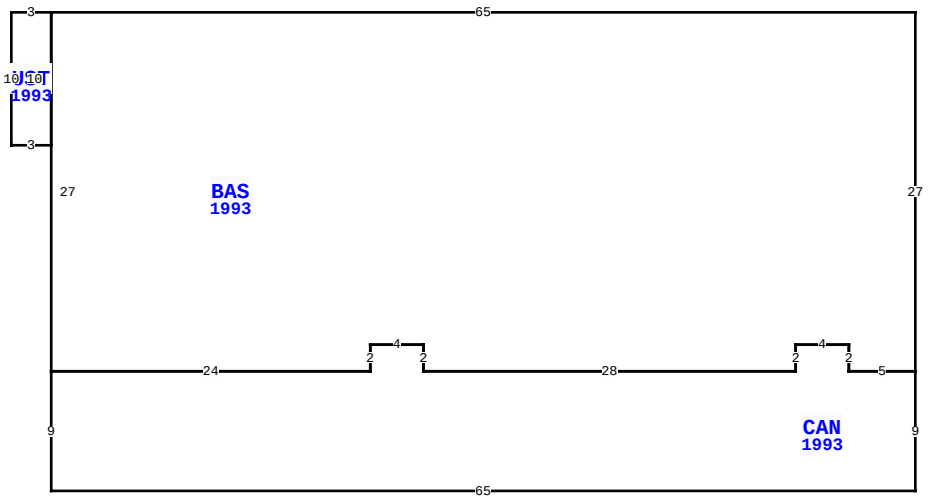
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,739	100	1993	1,739	165,280
CAN	601	30	1993	180	17,108
UST	30	40	1993	12	1,141
TOTALS	2,370			1,931	183,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	1,931	81.7950	169.72	327,729	1957	1957	0	0	0	44.00	56.00

9 SCHOOL 0% - 0 Heated Area: 1739 HX Base Yr



315 CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
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NASSAU COUNTY PROPERTY

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GRANTEE: SCHOOL BOARD OF NAS						
0094/0569	8/20/1969	WD	Q	I	03	21,500
GRANTOR: FERNANDINA DOCK & REA						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 UST=[YR=1993] W3 S10 E3 N10$ S27
CAN=[YR=1993] S9 E65 N9 W5 N2 W4 S2 W28 N2 W4 S2 W24$ E24 N2 E4 S2 E28 N2 E4 S2 E5 N27$.

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

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1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0047-0000

BUILDING CHARACTERISTICS

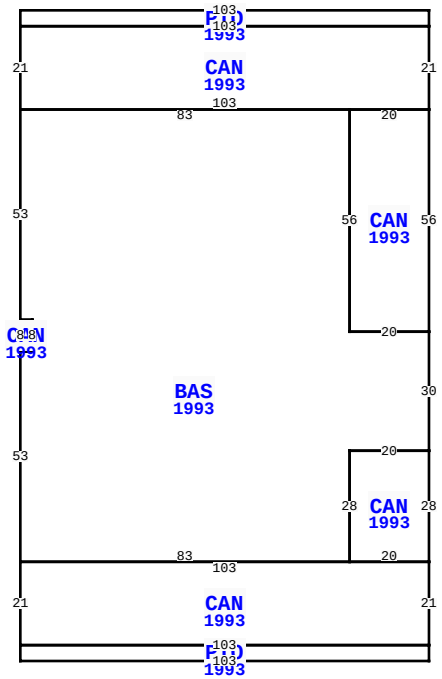
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	25	MOD METAL 50
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,038	100	1993	10,038	906,607
CAN	24	30	1993	7	632
CAN	560	30	1993	168	15,173
CAN	1,120	30	1993	336	30,347
CAN	2,163	30	1993	649	58,616
CAN	2,163	30	1993	649	58,616
PTO	412	5	1993	21	1,896
PTO	412	5	1993	21	1,896
TOTALS	16,892			11,889	1,073,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	11,889	61.7400	128.11	1,523,100	1976	1976	0	0	0	29.50	70.50

10 SCHOOL 0% - 0 Heated Area: 10038 HX Base Yr



BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

315 CITRONA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 10 of 20 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		11,844,264
TOTAL MARKET OB/XF VALUE		272,444
TOTAL LAND VALUE - MARKET		3,308,000
TOTAL MARKET VALUE		15,424,708
SOH/AGL Deduction		2,663,094
ASSESSED VALUE		12,761,614
TOTAL EXEMPTION VALUE	01	12,761,614
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,424,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,821,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0674/0882	10/19/1992	WD	Q	I	06	100
GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: SCHOOL BOARD OF NAS						
0094/0569	8/20/1969	WD	Q	I	03	21,500
GRANTOR: FERNANDINA DOCK & REA						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W103 S4 CAN=[YR=1993] S21 BAS=[YR=1993] S53 CAN=[YR=1993] S8 E3 N8 W3$ E3 S8 W3 S53 CAN=[YR=1993] S21 PTO=[YR=1993] S4 E103 N4 W103$ E103 N21 CAN=[YR=1993] N28 W20 S28 E20$ W103$ E83 N28 E20 N30 CAN=[YR=1993] N56 W20 S56 E20$ W20 N56 W83$ E103 N21 W103$ E103 N4$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 16.54 Total Land Value: 3,308,000 Market: 0 Agricultural: 0 Common: 3,308,000 PRINTED 07/09/2026 BY SYS

LOTS 47,71 & PT LOTS 46,48,70,
72 & ABND R/W'S IN DBK 45/439
(EX N 125FT OF LOTS 46 & 72 &

SCHOOL BOARD OF NASSAU COUNTY
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

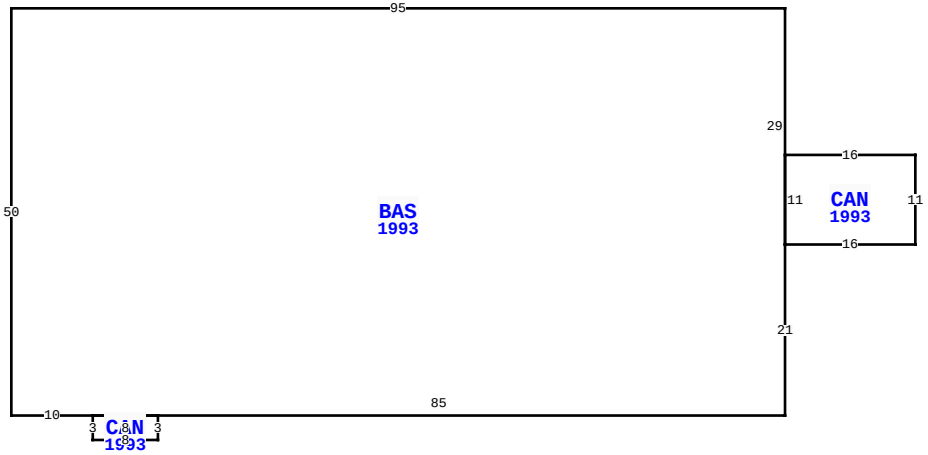
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,750	100	1993	4,750	496,625
CAN	24	30	1993	7	732
CAN	176	30	1993	53	5,541
TOTALS	4,950			4,810	502,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	4,810	77.5200	160.85	773,688	1975	1975	0	0	0	35.00	65.00

11 SCHOOL 0% - 0 Heated Area: 4750 HX Base Yr



315 CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016	KK	LGL DATE	
XF DATE			LAND DATE	06/21/2024 TD
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		11,844,264
TOTAL MARKET OB/XF VALUE		272,444
TOTAL LAND VALUE - MARKET		3,308,000
TOTAL MARKET VALUE		15,424,708
SOH/AGL Deduction		2,663,094
ASSESSED VALUE		12,761,614
TOTAL EXEMPTION VALUE	01	12,761,614
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,424,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,821,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0674/0882	10/19/1992	WD	Q	I	06	100
GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: SCHOOL BOARD OF NAS						
0094/0569	8/20/1969	WD	Q	I	03	21,500
GRANTOR: FERNANDINA DOCK & REA						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W95 S50 E10 CAN=[YR=1993] S3 E8 N3 W8$ E85
N21 CAN=[YR=1993] E16 N11 W16 S11$ N29$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 16.54 Total Land Value: 3,308,000 Market: 0 Agricultural: 0 Common: 3,308,000 PRINTED 07/09/2026 BY SYS

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72 & ABND R/W'S IN DBK 45/439
(EX N 125FT OF LOTS 46 & 72 &

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FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0047-0000

BUILDING CHARACTERISTICS

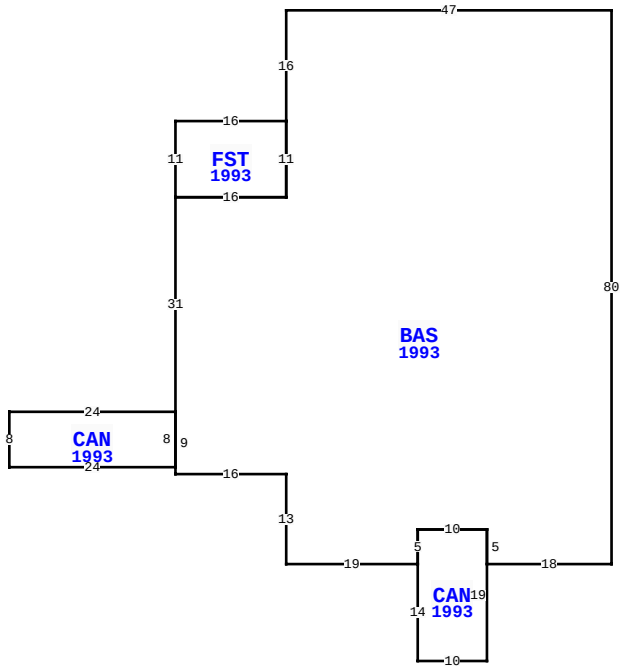
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,350	100	1993	4,350	511,523
CAN	190	30	1993	57	6,703
CAN	192	30	1993	58	6,820
FST	176	50	1993	88	10,348
TOTALS	4,908			4,553	535,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	4,553	87.1855	180.91	823,683	1975	1975	0	0	0	35.00	65.00

12 SCHOOL 0% - 0 Heated Area: 4350 HX Base Yr



BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

315 CITRONA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 12 of 20 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		11,844,264
TOTAL MARKET OB/XF VALUE		272,444
TOTAL LAND VALUE - MARKET		3,308,000
TOTAL MARKET VALUE		15,424,708
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ASSESSED VALUE		12,761,614
TOTAL EXEMPTION VALUE	01	12,761,614
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,424,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,821,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0674/0882	10/19/1992	WD	Q	I	06	100
GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: SCHOOL BOARD OF NAS						
0094/0569	8/20/1969	WD	Q	I	03	21,500
GRANTOR: FERNANDINA DOCK & REA						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S16 FST=[YR=1993] W16 S11 E16 N11$ S11 W16 S31 CAN=[YR=1993] W24 S8 E24 N8$ S9 E16 S13 E19 CAN=[YR=1993] S14 E10 N19 W10 S5$ N5 E10 S5 E18 N80$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 16.54 Total Land Value: 3,308,000 Market: 0 Agricultural: 0 Common: 3,308,000 PRINTED 07/09/2026 BY SYS

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72 & ABND R/W'S IN DBK 45/439
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1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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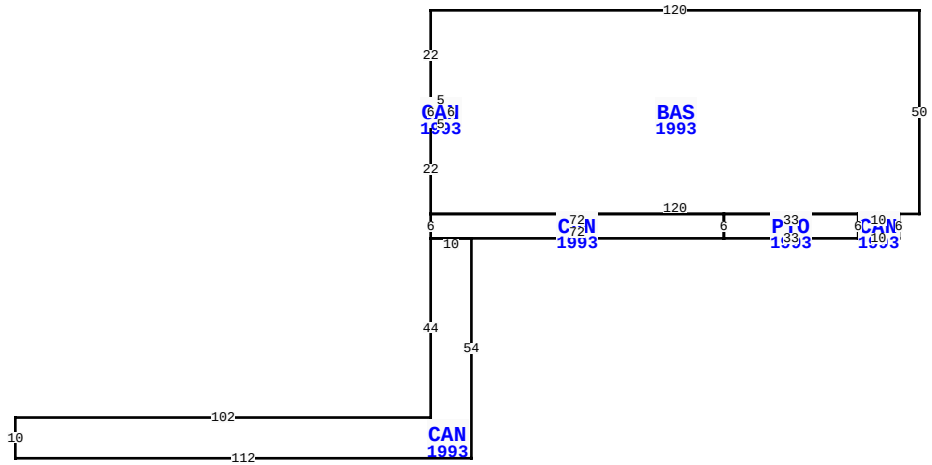
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,970	100	1993	5,970	673,461
CAN	30	30	1993	9	1,015
CAN	60	30	1993	18	2,031
CAN	432	30	1993	130	14,665
CAN	1,560	30	1993	468	52,794
PTO	198	5	1993	10	1,128
TOTALS	8,250			6,605	745,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	6,605	83.6400	173.55	1,146,298	1975	1975	0	0	0	35.00	65.00

13 SCHOOL 0% - 0 Heated Area: 5970 HX Base Yr



315 CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
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TOTAL MARKET VALUE		15,424,708
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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,424,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,821,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0674/0882	10/19/1992	WD	Q	I	06	100
GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: SCHOOL BOARD OF NAS						
0094/0569	8/20/1969	WD	Q	I	03	21,500
GRANTOR: FERNANDINA DOCK & REA						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W120 S22 CAN=[YR=1993] S6 E5 N6 W5$ E5 S6 W5 S22 CAN=[YR=1993] S6 CAN 1993= S44 W102 S10 E112 N54 W10$ E72 PTO=[YR=1993] E33 CAN=[YR=1993] E10 N6 W10 S6$ N6 W33 S6$ N6 W72$ E120 N50$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 16.54 Total Land Value: 3,308,000 Market: 0 Agricultural: 0 Common: 3,308,000 PRINTED 07/09/2026 BY SYS

LOTS 47,71 & PT LOTS 46,48,70,
72 & ABND R/W'S IN DBK 45/439
(EX N 125FT OF LOTS 46 & 72 &

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1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

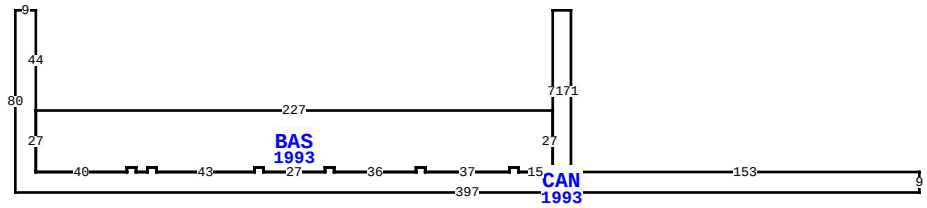
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,081	100	1993	6,081	552,176
CAN	4,828	30	1993	1,448	131,483
TOTALS	10,909			7,529	683,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	7,529	78.8500	163.61	1,231,820	1956	1956	0	0	0	44.50	55.50

14 SCHOOL 0% - 0 Heated Area: 6081 HX Base Yr



315 CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016	KK	LGL DATE	
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GRANTEE: SCHOOL BOARD OF NAS						
0094/0569	8/20/1969	WD	Q	I	03	21,500
GRANTOR: FERNANDINA DOCK & REA						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W227 CAN=[YR=1993] N44 W9 S80 E397 N9 W153 N71 W8 S71 W15 N2 W4 S2 W37 N2 W4 S2 W36 N2 W4 S2 W27 N2 W4 S2 W43 N2 W4 S2 W5 N2 W4 S2 W40 N27$ S27 E40 N2 E4 S2 E5 N2 E4 S2 E43 N2 E4 S2 E27 N2 E4 S2 E36 N2 E4 S2 E37 N2 E4 S2 E15 N27$.

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

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(EX N 125FT OF LOTS 46 & 72 &

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2026

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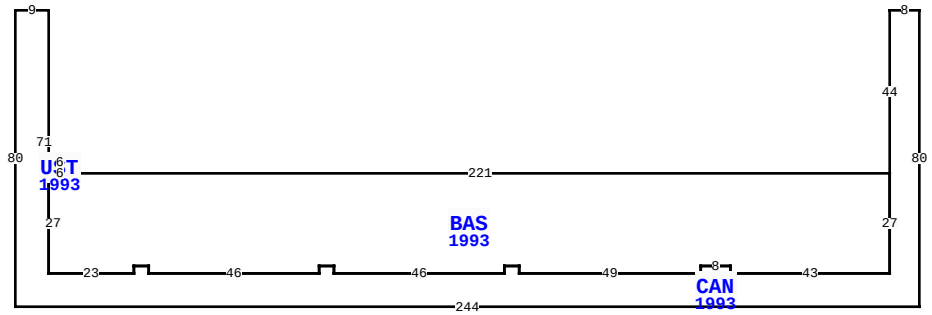
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,089	100	1993	6,089	552,903
CAN	3,443	30	1993	1,033	93,800
UST	18	40	1993	7	635
TOTALS	9,550			7,129	647,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	7,129	78.8500	163.61	1,166,376	1956	1956	0	0	0	44.50	55.50

15 SCHOOL 0% - 0 Heated Area: 6089 HX Base Yr



315 CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		11,844,264
TOTAL MARKET OB/XF VALUE		272,444
TOTAL LAND VALUE - MARKET		3,308,000
TOTAL MARKET VALUE		15,424,708
SOH/AGL Deduction		2,663,094
ASSESSED VALUE		12,761,614
TOTAL EXEMPTION VALUE	01	12,761,614
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,424,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,821,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0674/0882	10/19/1992	WD	Q	I	06	100
GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: SCHOOL BOARD OF NAS						
0094/0569	8/20/1969	WD	Q	I	03	21,500
GRANTOR: FERNANDINA DOCK & REA						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W8 S44 BAS=[YR=1993] W221 UST=[YR=1993] N3 W6 S3 E6$ W6 S27 E23 N2 E4 S2 E46 N2 E4 S2 E46 N2 E4 S2 E49 N2 E8 S2 E43 N27$ S27 W43 N2 W8 S2 W49 N2 W4 S2 W46 N2 W4 S2 W46 N2 W4 S2 W23 N71 W9 S80 E244 N80$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 16.54 Total Land Value: 3,308,000 Market: 0 Agricultural: 0 Common: 3,308,000 PRINTED 07/09/2026 BY SYS

LOTS 47,71 & PT LOTS 46,48,70,
72 & ABND R/W'S IN DBK 45/439
(EX N 125FT OF LOTS 46 & 72 &

SCHOOL BOARD OF NASSAU COUNTY
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0047-0000

BUILDING CHARACTERISTICS

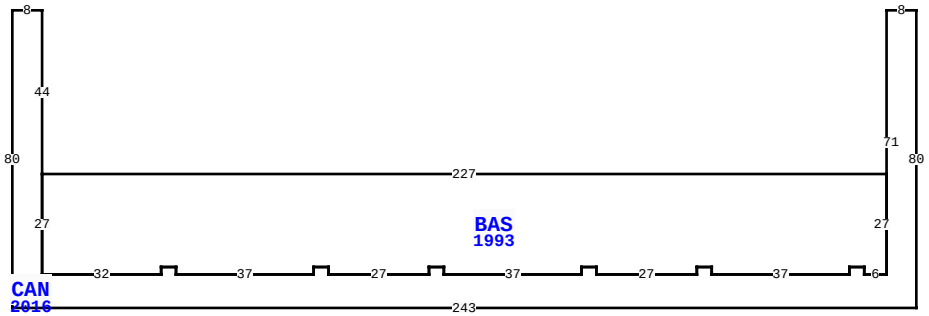
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,081	100	1993	6,081	552,176
CAN	3,371	30	2016	1,011	91,803
TOTALS	9,452			7,092	643,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	7,092	78.8500	163.61	1,160,322	1956	1956	0	0	0	44.50	55.50

16 SCHOOL 0% - 0 Heated Area: 6081 HX Base Yr



315 CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		11,844,264
TOTAL MARKET OB/XF VALUE		272,444
TOTAL LAND VALUE - MARKET		3,308,000
TOTAL MARKET VALUE		15,424,708
SOH/AGL Deduction		2,663,094
ASSESSED VALUE		12,761,614
TOTAL EXEMPTION VALUE	01	12,761,614
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,424,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,821,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0674/0882	10/19/1992	WD	Q	I	06	100
GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: SCHOOL BOARD OF NAS						
0094/0569	8/20/1969	WD	Q	I	03	21,500
GRANTOR: FERNANDINA DOCK & REA						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W227 CAN=[YR=2016] N44 W8 S80 E243 N80 W8 S71 W6 N2 W4 S2 W37 N2 W4 S2 W27 N2 W4 S2 W37 N2 W4 S2 W27 N2 W4 S2 W37 N2 W4 S2 W32 N27$ S27 E32 N2 E4 S2 E37 N2 E4 S2 E27 N2 E4 S2 E37 N2 E4 S2 E27 N2 E4 S2 E37 N2 E4 S2 E6 N27$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 16.54 Total Land Value: 3,308,000 Market: 0 Agricultural: 0 Common: 3,308,000 PRINTED 07/09/2026 BY SYS

LOTS 47,71 & PT LOTS 46,48,70,
72 & ABND R/W'S IN DBK 45/439
(EX N 125FT OF LOTS 46 & 72 &

SCHOOL BOARD OF NASSAU COUNTY
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0047-0000

BUILDING CHARACTERISTICS

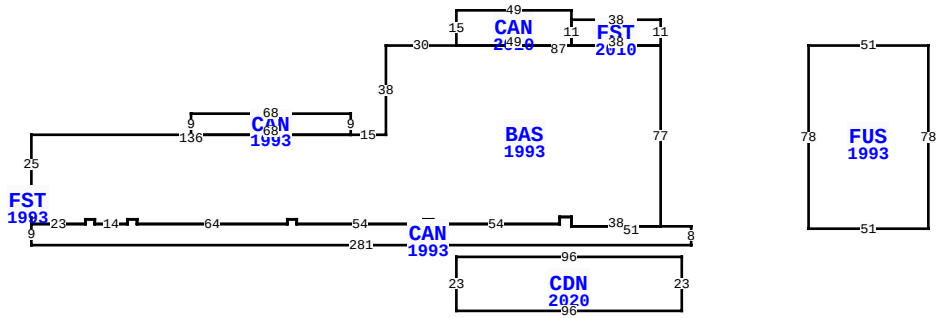
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	14,621	100	1993	14,621	1,246,087
CAN	612	30	1993	184	15,682
CAN	2,525	30	1993	758	64,601
CAN	735	30	2010	220	18,750
CDN	2,208	35	2020	773	65,880
FST	18	50	1993	9	767
FST	418	50	2010	209	17,812
FUS	3,978	100	1993	3,978	339,028
TOTALS	25,115			20,752	1,768,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	20,752	74.0050	153.56	3,186,677	1956	1956	0	0	0	44.50	55.50

17 SCHOOL 0% - 0 Heated Area: 18599 HX Base Yr



315 CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 17 of 20 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		11,844,264
TOTAL MARKET OB/XF VALUE		272,444
TOTAL LAND VALUE - MARKET		3,308,000
TOTAL MARKET VALUE		15,424,708
SOH/AGL Deduction		2,663,094
ASSESSED VALUE		12,761,614
TOTAL EXEMPTION VALUE	01	12,761,614
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,424,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,821,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0674/0882	10/19/1992	WD	Q	I	06	100
GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: SCHOOL BOARD OF NAS						
0094/0569	8/20/1969	WD	Q	I	03	21,500
GRANTOR: FERNANDINA DOCK & REA						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S38 W15 CAN=[YR=1993] N9 W68 S9 E68$ W136 S25 FST=[YR=1993] W3 S6 E3 N6$ S13 CAN=[YR=1993] S9 E281 N8 W51 N4 W5 S3 W54 N2 W4 S2 W54 N2 W4 S2 W64 N2 W4 S2 W14 N2 W4 S2 W23$ E23 N2 E4 S2 E14 N2 E4 S2 E64 N2 E4 S2 E54 N2 E4 S2 E54 N3 E5 S4 E38 N77 FST=[YR=2010] N11 W38 CAN=[YR=2010] N4 W49 S15 E49 N11$ S11 E38$ W87$ PTR=E150 FUS=[YR=1993] E51 S78 W51 N78$ W150 $ PTR= S90 CDN=[YR=2020] E96 S23 W96 N23$ N90$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 16.54 Total Land Value: 3,308,000 Market: 0 Agricultural: 0 Common: 3,308,000 PRINTED 07/09/2026 BY SYS

LOTS 47,71 & PT LOTS 46,48,70,
72 & ABND R/W'S IN DBK 45/439
(EX N 125FT OF LOTS 46 & 72 &

SCHOOL BOARD OF NASSAU COUNTY
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0047-0000

BUILDING CHARACTERISTICS

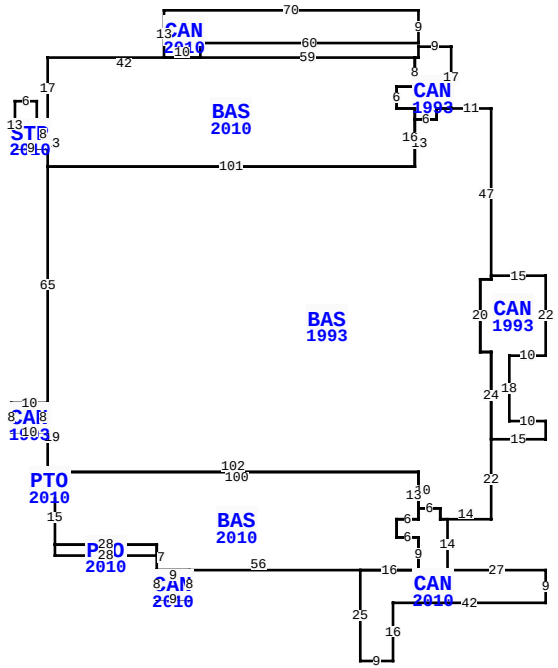
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	12	HARDWOOD 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,748	100	1993	10,748	1,109,933
BAS	2,474	100	2010	2,474	255,487
BAS	3,000	100	2010	3,000	309,807
CAN	80	30	1993	24	2,479
CAN	215	30	1993	64	6,609
CAN	555	30	1993	166	17,143
CAN	72	30	2010	22	2,272
CAN	670	30	2010	201	20,757
CAN	763	30	2010	229	23,649
PTO	15	5	2010	1	103
TOTALS	18,778			16,943	1,749,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	16,943	89.6724	186.07	3,152,584	1956	1956	0	0	0	44.50	55.50

18 SCHOOL 0% - 0 Heated Area: 16222 HX Base Yr



** This building has 12 Sub-Areas

315 CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 18 of 20 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		11,844,264
TOTAL MARKET OB/XF VALUE		272,444
TOTAL LAND VALUE - MARKET		3,308,000
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SOH/AGL Deduction		2,663,094
ASSESSED VALUE		12,761,614
TOTAL EXEMPTION VALUE	01	12,761,614
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,424,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,821,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0674/0882	10/19/1992	WD	Q	I	06	100
GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: SCHOOL BOARD OF NAS						
0094/0569	8/20/1969	WD	Q	I	03	21,500
GRANTOR: FERNANDINA DOCK & REA						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 CAN=[YR=1993] N17 W9 S3 W1 BAS=[YR=2010] W59 CAN=[YR=2010] N4 E60 N9 W70 S13 E10$ W42 S17 STP=[YR=2010] W3 N5 W6 S13 E9 N8$ S13 E101 N16 W5 N6 E5 N8$ S8 W5 S6 E5 S3 E6 N3 E4$ W4 S3 W6 S13 W101 S65 CAN=[YR=1993] W10 S8 E10 N8$ S19 PTO=[YR=2010] W1 S5 E3 BAS=[YR=2010] S15 PTO=[YR=2010] S3 E28 N3 W28$ E28 S7 CAN=[YR=2010] S8 E9 N8 W9$ E56 CAN=[YR=2010] S25 E9 N16 E42 N9 W27 N14 W2 N3 W6 S3 W6 S5 E6 S9 W16$ E16 N9 W6 N5 E6 N13 W100 S5$ N5 W2$ E102 S10 E6 S3 E14 N22 CAN=[YR=1993] E15 N5 W10 N18 E10 N22 W15 S1 W3 S20 E3 S24$ N24 W3 N20 E3 N47$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 16.54 Total Land Value: 3,308,000 Market: 0 Agricultural: 0 Common: 3,308,000 PRINTED 07/09/2026 BY SYS

LOTS 47,71 & PT LOTS 46,48,70,
72 & ABND R/W'S IN DBK 45/439
(EX N 125FT OF LOTS 46 & 72 &

SCHOOL BOARD OF NASSAU COUNTY
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

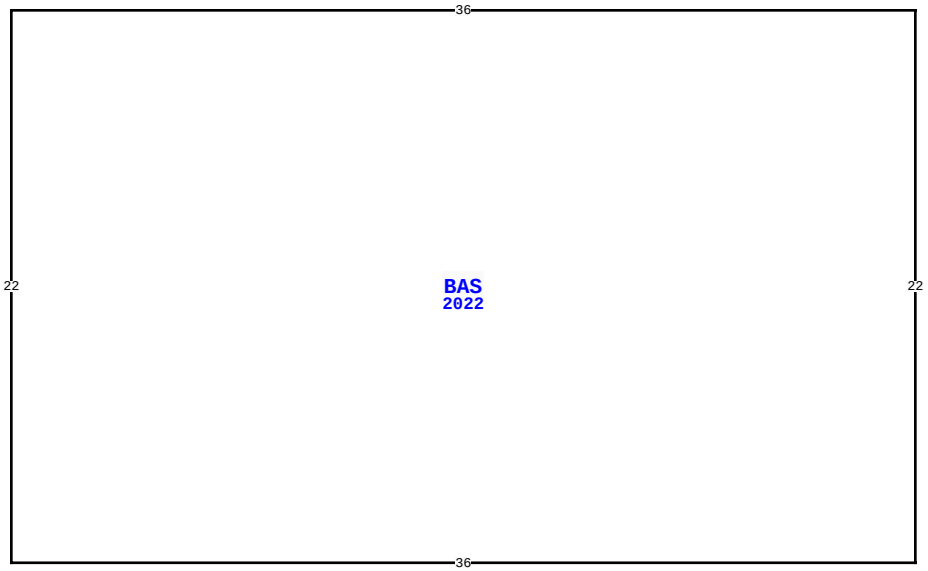
DOR CODE 8300 PUBLIC SCHOOLS
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	2022	792	131,062
TOTALS	792			792	131,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	792	82.2150	170.60	135,115	2018	2018	0	0	0	3.00	97.00

19 SCHOOL 0% - 0 Heated Area: 792 HX Base Yr



315 CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

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Tax Group: 2	Tax Dist:	
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ASSESSED VALUE		12,761,614
TOTAL EXEMPTION VALUE	01	12,761,614
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,424,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,821,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0674/0882	10/19/1992	WD	Q	I	06	100
GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: SCHOOL BOARD OF NAS						
0094/0569	8/20/1969	WD	Q	I	03	21,500
GRANTOR: FERNANDINA DOCK & REA						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W36 S22 E36 N22$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 16.54 Total Land Value: 3,308,000 Market: 0 Agricultural: 0 Common: 3,308,000 PRINTED 07/09/2026 BY SYS

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(EX N 125FT OF LOTS 46 & 72 &

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FERNANDINA BEACH, FL 32034

2026

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BUILDING CHARACTERISTICS

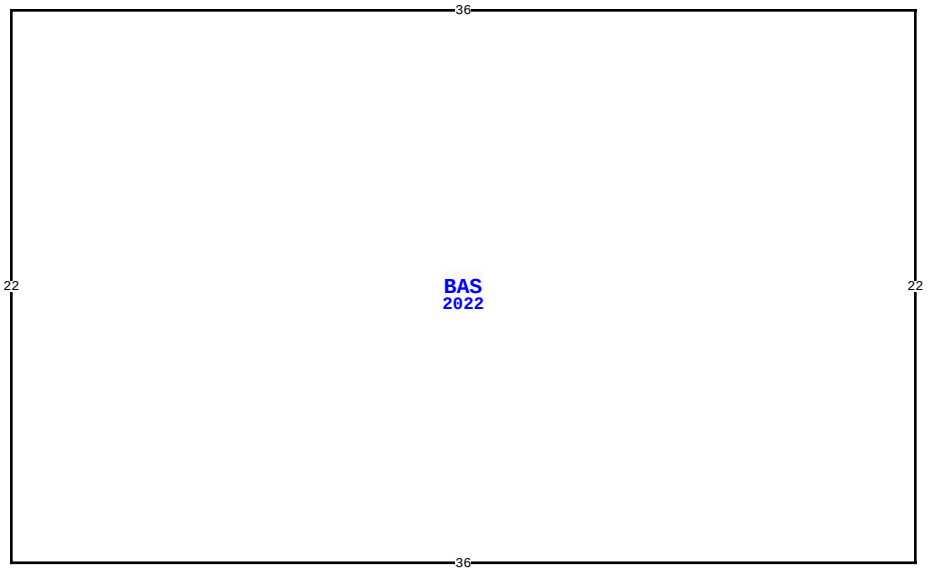
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	2022	792	131,062
TOTALS	792			792	131,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	792	82.2150	170.60	135,115	2018	2018	0	0	0	3.00	97.00

20 SCHOOL 0% - 0 Heated Area: 792 HX Base Yr



BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

315 CITRONA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		11,844,264
TOTAL MARKET OB/XF VALUE		272,444
TOTAL LAND VALUE - MARKET		3,308,000
TOTAL MARKET VALUE		15,424,708
SOH/AGL Deduction		2,663,094
ASSESSED VALUE		12,761,614
TOTAL EXEMPTION VALUE	01	12,761,614
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,424,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,821,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0674/0882	10/19/1992	WD	Q	I	06	100
GRANTOR: NASSAU BOARD OF COUNT						
GRANTEE: SCHOOL BOARD OF NAS						
0094/0569	8/20/1969	WD	Q	I	03	21,500
GRANTOR: FERNANDINA DOCK & REA						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W36 S22 E36 N22$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 16.54 Total Land Value: 3,308,000 Market: 0 Agricultural: 0 Common: 3,308,000 PRINTED 07/09/2026 BY SYS