

LOT 1 (EX S-1)
IN OR 1936/430
ESMT OR 519/834

KALISTA JAMES D JR &/MOFFITT LAURA JEAN
510 CITRONA DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1616-0001-0000



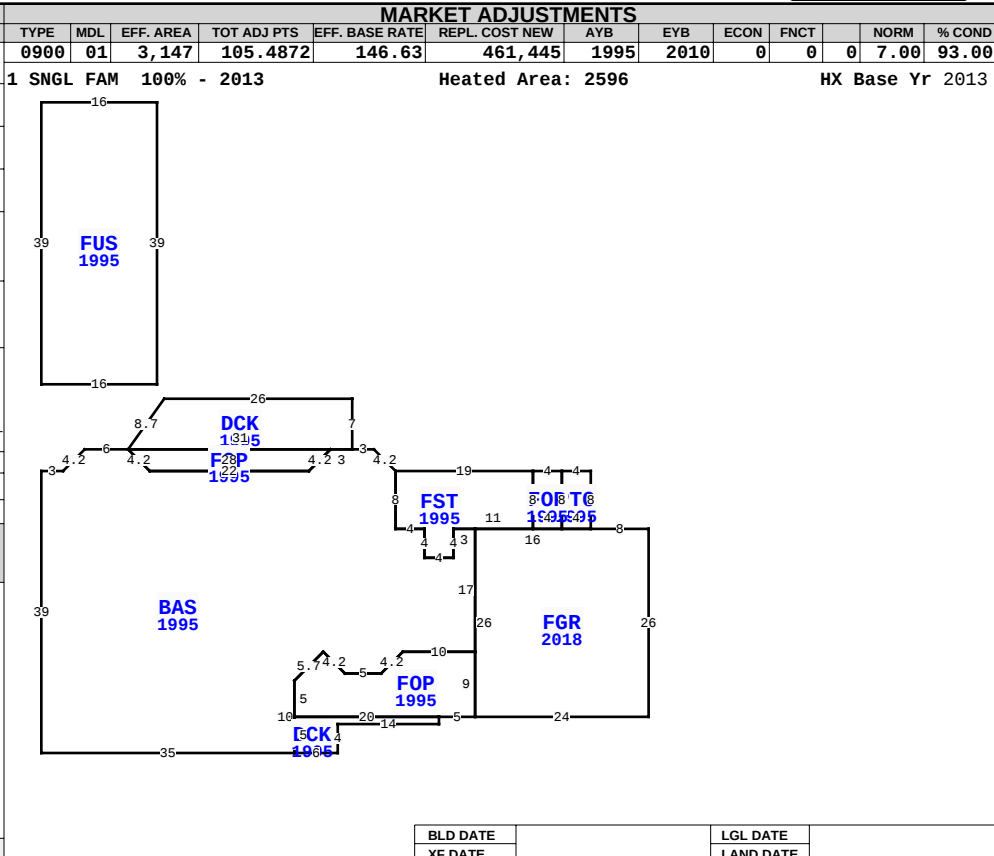
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	1995	1,972	268,913
DCK	44	10	1995	4	546
DCK	200	10	1995	20	2,728
FGR	624	55	2018	343	46,773
FOP	32	30	1995	10	1,363
FOP	75	30	1995	22	3,000
FOP	193	30	1995	58	7,910
FST	168	55	1995	92	12,546
FUS	624	100	1995	624	85,092
PTO	32	5	1995	2	272
TOTALS	3,964			3,147	429,144

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0820	WOOD WALK	0	100	38	3	114.00	SF	11.75
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
9	1242	WD DECK A	0	100	8	6	48.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100	0006	R-1	0.00	0.00	1.51



510 CITRONA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1995	1995	3	74	2,590	
100	1996	1996	3	40	536	
100	2013	2013	05	90	54,000	
100	2013	2013	3	50	240	

TOTAL OB/XF										57,366
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY
AC		1.00	1.00	1.00	225,000.00	225,000.00	339,750			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				429,144	
TOTAL MARKET OB/XF VALUE				57,366	
TOTAL LAND VALUE - MARKET				339,750	
TOTAL MARKET VALUE				826,260	
SOH/AGL Deduction				504,456	
ASSESSED VALUE				321,804	
TOTAL EXEMPTION VALUE		HX HB VX		56,411	
BASE TAXABLE VALUE				265,393	
TOTAL JUST VALUE				826,260	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				726,924	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172009	CONVFCP	15,462	06/29/2017
20131194	GAS	400	05/28/2013
20080460	H/AC	1,500	03/20/2008
20032383	XFOB	2,000	01/22/2003
8469B	NEW CONSTR	74,030	08/03/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1936/0430	8/22/2014	QC	U	I	11
GRANTOR: KALISTA JAMES D JR &					
GRANTEE: KALISTA JAMES D JR					
1777/1364	2/03/2012	WD	Q	I	02
GRANTOR: WINSEMANN DONNA & LES					
GRANTEE: KALISTA JAMES D JR					

BUILDING NOTES									

BUILDING DIMENSIONS

FGR=[YR=2018] W8 PTO=[YR=1995] N8W4 FOP=[YR=1995] W4
FST=[YR=1995] W19 BAS=[YR=1995] U3 L3 W3 DCK=[YR=1995] N7
W26 L5 D7 FOP=[YR=1995] D3 R3 E22 R3 U3 W28\$ E31\$ W3
D3 L3 W22 U3 L3 W6 L3 D3 W3 S39E35 DCK=[YR=1995]
E6N4E14N1 FOP=[YR=1995] E5N9 W10 D3 L3 W5 U3 L3 L4 D4 S5
E20\$ W20S5\$ N10 U4 R4 R3 D3 E5 U3 R3 E10N17W3S4W4N4W4N8\$
S8E4 S4E4N4E11N8\$ S8E4N8\$ S8E4W16 S26E24N26\$ PTR=N20W68
FUS=[YR=1995] W16N39E16S39\$ E68S20\$.