LOT 4
PELICAN POINTE PB 5/212

ROETTGER WILLIAM G & JULIA
228 CITRONA DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1631-0004-0000

BUILDING CHARACTERISTICS

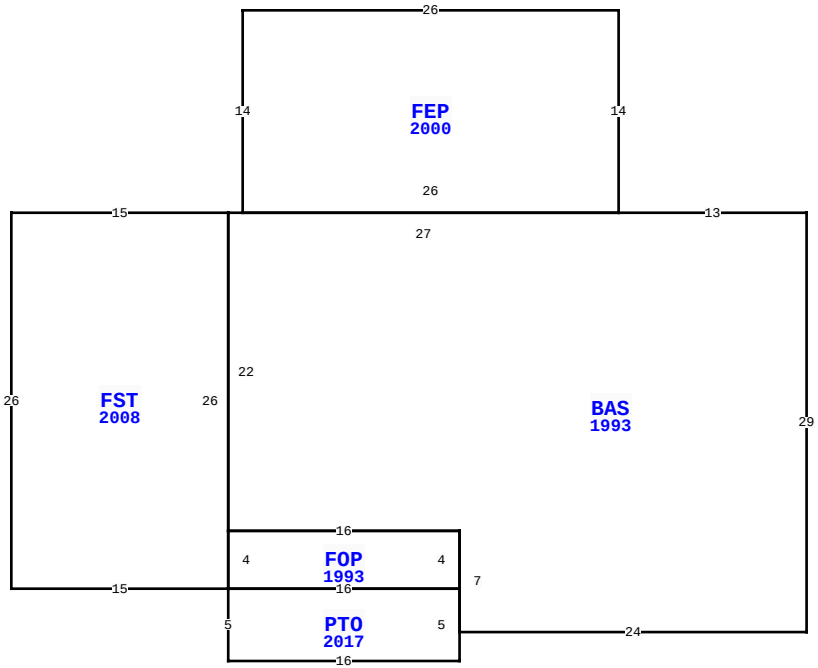
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	1993	1,048	158,618
FEP	364	80	2000	291	44,044
FOP	64	30	1993	19	2,875
FST	390	55	2008	214	32,390
PTO	80	5	2017	4	605
TOTALS	1,946			1,576	238,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,576	125.4141	174.33	274,744	1988	1998	0	0	0	13.18	86.82

1 SNGL FAM 100% - 2017 Heated Area: 1048 HX Base Yr 2017



228 CITRONA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		238,533
TOTAL MARKET OB/XF VALUE		18,564
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		417,097
SOH/AGL Deduction		192,325
ASSESSED VALUE		224,772
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,361
TOTAL JUST VALUE		417,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210698	REPAIR/RRF	0	09/03/2021
20162995	17X20FGR	15,174	11/02/2016
20142386	10X12SHED	0	11/07/2014
19991097	ADDITION	1,200	08/20/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2837/483	12/22/2025	QC	U	I	11	100
GRANTOR: ROETTGER WILLIAM G &						
GRANTEE: ROETTGER WILLIAM G						
2074/0141	9/21/2016	WD	Q	I	02	221,000
GRANTOR: STUNGER ELLEN R						
GRANTEE: ROETTGER WILLIAM G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FEP=[YR=2000] N14 W26 S14 E26 $ W27
FST=[YR=2008] W15 S26 E15 PTO=[YR=2017] S5 E16 N5
FOP=[YR=1993] N4 W16 S4 E16$ W16$ N26$ S22 E16 S7 E24 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
4	0510	GARAGE WD-	0	100	20	17	340.00	SF	70.00	70.00	100	2017	2017	3	78	18,564	

LAND DESCRIPTION

TOTAL OB/XF 18,564

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	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/09/2026 BY SYS