PARCEL 3-6 OF SEC 29-3N-28 &
PT LOTS 8 & 9
IN OR 2868/797 BEING PAR 2

1986 CITRONA LLC
1009 OCEANVIEW CT
FERNANDINA BEACH, FL 32034

2026

29-3N-28-0000-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

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

CITRONA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,109
TOTAL LAND VALUE - MARKET	295,666
TOTAL MARKET VALUE	303,775
SOH/AGL Deduction	0
ASSESSED VALUE	303,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,775
TOTAL JUST VALUE	303,775
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2868/797	5/14/2026	WD	Q	I	05	1,525,000
GRANTOR: MIDWAY ASSOCIATES						
GRANTEE: 1986 CITRONA LLC						
2642/1036	5/18/2023	SW	Q	I	05	1,950,000
GRANTOR: ABBSS TERR INC						
GRANTEE: MIDWAY ASOCIATES						

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
1	0400	CONC CURB	0	0	0	0	84.00	LF	15.00	15.00	100	2001	2001	3	83	1,046	
2	0423	CL FNC 5'	0	0	0	0	142.00	LF	6.85	6.85	100	2001	2001	3	48	467	
3	0446	BOX FNC 6'	0	0	0	0	168.00	LF	20.00	20.00	100	2001	2001	3	20	672	
4	0803	ASPHALT C	0	0	0	0	5,924.00	SF	2.00	2.00	100	2001	2001	3	50	5,924	

LAND DESCRIPTION

TOTAL OB/XF 8,109

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	001001	C	V CM/XFOBT	0		C-2	140.00	169.00	24,136.00	SF		1.00	1.00	0.70	17.50	12.25	295,666							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.55 Total Land Value: 295,666 Market: 0 Agricultural: 0 Common: 295,666 PRINTED 07/09/2026 BY SYS