



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2										
Exterior Wall	12	CEDAR 70	1721	04	9,553	113.1986	184.23	1,759,949	1993	1999	0	0	0	21.00	79.00	VALUATION BY STANDARD									
Exterior Wall	23	REINF CONC 30	1 MDL OFFICE - 0% - 0													Heated Area: 9348 HX Base Yr									
Roof Structure	04	WOOD TRUSS 100														Tax Group: 2 Tax Dist:									
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 1,390,360									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 15,366									
Interior Floor	14	CARPET 90														TOTAL LAND VALUE - MARKET 340,626									
Interior Floor	07	CORK/VTILE 10														TOTAL MARKET VALUE 1,746,352									
Ceiling	01	FIN.SUSPD 100														SOH/AGL Deduction 798,760									
Air Condition	03	CENTRAL 100														ASSESSED VALUE 947,592									
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE 0									
Fixtures	50	100														BASE TAXABLE VALUE 947,592									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 1,746,352									
Story Height	10	100	NCON VALUE 0																						
RMS	29	100	INCOME VALUE																						
Stories	2.	2. 100	PREVIOUS YEAR MKT VALUE 1,356,571																						
Units	0	100																							
Occupancy	00	OWNER OCC 100																							
Quality	05	Quality Level 05																							
DOR CODE	1720	MEDICAL OFFICE																							
MAP NUM		MKT AREA	01																						
NEIGHBORHOOD/LOC	1099.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	4,024	100	4,024	585,660																					
BAS	4,670	100	4,670	679,680																					
CAN	366	30	110	16,009																					
CAN	33	30	10	1,455																					
CAN	96	30	29	4,221																					
CAN	180	30	54	7,859																					
FUS	654	100	654	95,184																					
STP	24	10	2	291																					
TOTALS	10,047		9,553	1,390,360																					
EXTRA FEATURES					1947 CITRONA DR, FERNANDINA BEACH																				
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										
1	0810	CONCRETE A	0	0	0			456.00 SF 6.50	6.50	100	1993	1993	3	68	2,016										
2	0810	CONCRETE A	0	0	0			37.00 SF 6.50	6.50	100	1993	1993	3	68	164										
3	0803	ASPHALT C	0	0	0			7,045.00 SF 2.00	2.00	100	1993	1993	3	50	7,045										
4	0443	STK FNC 6'	0	0	0			143.00 LF 10.00	10.00	100	1993	1993	3	20	286										
5	0810	CONCRETE A	0	0	10	10		100.00 SF 6.50	6.50	100	1993	1993	3	68	442										
6	0811	CONCRETE B	0	0	0			916.00 SF 5.20	5.20	100	2002	2002	3	83	3,953										
7	0810	CONCRETE A	0	0	3	12		36.00 SF 6.50	6.50	100	2002	2002	3	83	194										
8	0825	BRICK	0	0	4	6		24.00 SF 12.50	12.50	100	2002	2002	3	95	285										
9	0402	CONC BUMPE	0	0	0			2.00 UT 25.00	25.00	100	1993	1993	3	76	38										
10	0402	CONC BUMPE	0	0	0			2.00 UT 25.00	25.00	100	2002	2002	3	87	44										
LAND DESCRIPTION					TOTAL OB/XF 14,467																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	001910	C	MEDICAL OF	0		MU-1	0.00	0.00	56,771.00	SF		1.00	1.00	1.00	6.00	6.00	340,626								
REVIEW DATE 10/15/2021 BY KK Total Acres: 0.00 Total Land Value: 340,626 Market: 0 Agricultural: 0 Common: 340,626 PRINTED 08/02/2023 BY SYS																									

**ROBKEN LLP/
1947 CITRONA DRIVE
FERNANDINA BEACH, FL 32034**

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