TRACT E
IN OR 2117/601
EGMONT PROFESSIONAL PARK

LOTT JOHN E/
PO BOX 606
WAYCROSS, GA 31502

2023

00-00-31-124G-000E-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		26 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

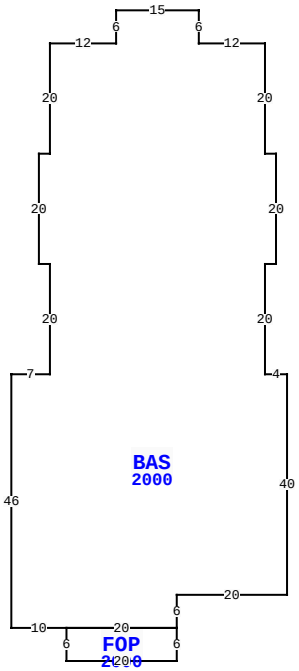
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1099.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,690	100	4,690	496,455
FOP	120	30	36	3,811
TOTALS	4,810		4,726	500,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
1701	04	4,726	106.4931	151.22	714,666	2000	2000	0	0	10	20.00	70.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 4690 HX Base Yr



1941 CITRONA DR, FERNANDINA BEACH

BLD DATE	03/08/2019	KK	LGL DATE	
XF DATE	03/08/2019	KK	LAND DATE	03/08/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	500,266
TOTAL MARKET OB/XF VALUE	21,941
TOTAL LAND VALUE - MARKET	163,583
TOTAL MARKET VALUE	685,790
SOH/AGL Deduction	128,555
ASSESSED VALUE	557,235
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	557,235
TOTAL JUST VALUE	685,790
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	506,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2117/0601	4/28/2017	WD	Q	I	01	510,000
GRANTOR: CITRONA DRIVE LLC						
GRANTEE: LOTT JOHN E						
1832/1167	12/31/2012	WD	Q	I	01	600,000
GRANTOR: HUGHES CHARLES A & JA						
GRANTEE: CITRONA DRIVE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W12 N6 W15 S6 W12 S20 W2 S20 E2 S20 W7 S46 E10
FOP=[YR=2000] S6 E20 N6 W20 $ E20 N6 E20 N40 W4 N20 E2 N20
W2 N20 $.

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	150.00	LF	15.00	15.00	100	2000	2000	3	85	1,913	
2	0462	ST/AL FNC	0	0	32	0	96.00	SF	10.00	10.00	100	2000	2000	3	29	278	
3	0646	LWN SPRK H	0	0	0	0	80.00	UT	2.00	2.00	100	2000	2000	3	27	43	
4	0803	ASPHALT C	0	0	0	0	6,164.00	SF	2.00	2.00	100	2000	2000	3	50	6,164	
5	0810	CONCRETE A	0	0	0	0	267.00	SF	6.50	6.50	100	2000	2000	3	80	1,388	
7	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	2000	2000	3	80	130	
9	0819	CONC 12"	0	0	5	12	60.00	SF	12.35	12.35	100	2000	2000	3	80	593	
10	0920	CWALL-WD/M	0	0	0	0	100.00	LF	390.00	390.00	100	2000	2000	3	20	7,800	
11	1241	WD DECK G	0	0	0	0	1,089.00	UT	11.50	11.50	100	2000	2000	3	29	3,632	

LAND DESCRIPTION

TOTAL OB/XF 21,941

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	001700	C	1STORY OFF	0	0003	MU-1	0.00	0.00	23,369.00	SF		1.00	1.00	1.00	7.00	7.00	163,583							

REVIEW DATE 03/08/2019 BY KK Total Acres: 0.00 Total Land Value: 163,583 Market: 0 Agricultural: 0 Common: 163,583 PRINTED 08/02/2023 BY SYS