

PT OF SEC 26-2N-28E &
 40-2N-28E IN OR 2521/1921
 ESMT IN OR 2627-685

ROBINSON PROPERTY INVESTMENT
 83146 PURPLE MARTIN DRIVE
 YULEE, FL 32097

2023

27-2N-28-0000-0009-0130



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
												VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 315,812 TOTAL MARKET VALUE 315,812 SOH/AGL Deduction 0 ASSESSED VALUE 315,812 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 315,812 TOTAL JUST VALUE 315,812 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 315,812																	
DOR CODE		1000 VACANT COMMERCIAL										PERMIT NUM		DESCRIPTION		AMT		ISSUED											
MAP NUM		MKT AREA		04								220005898				06/15/2023													
NEIGHBORHOOD/LOC		4005.00										22015163		NEW CONSTR		858,689		10/11/2022											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
					SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2521/1921 12/15/2021 WD Q V 01 432,000 GRANTOR: GATA HOLDINGS LLC GRANTEE: ROBINSON PROPERTY I																								
TOTALS										942440 OLD NASSAUVILLE RD, FERNANDINA BEACH										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
EXTRA FEATURES										TOTAL OB/XF										0									
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													
																	BUILDING NOTES BUILDING DIMENSIONS												
LAND DESCRIPTION										TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR					
1	001000	C	COMMERCIAL	0		CN	0.00	0.00	25,265.00	SF		1.00	1.00	1.00	12.50	12.50	315,812												
REVIEW DATE 07/18/2023 BY HS Total Acres: 0.00 Total Land Value: 315,812 Market: 0 Agricultural: 0 Common: 315,812 PRINTED 08/02/2023 BY SYS																													