



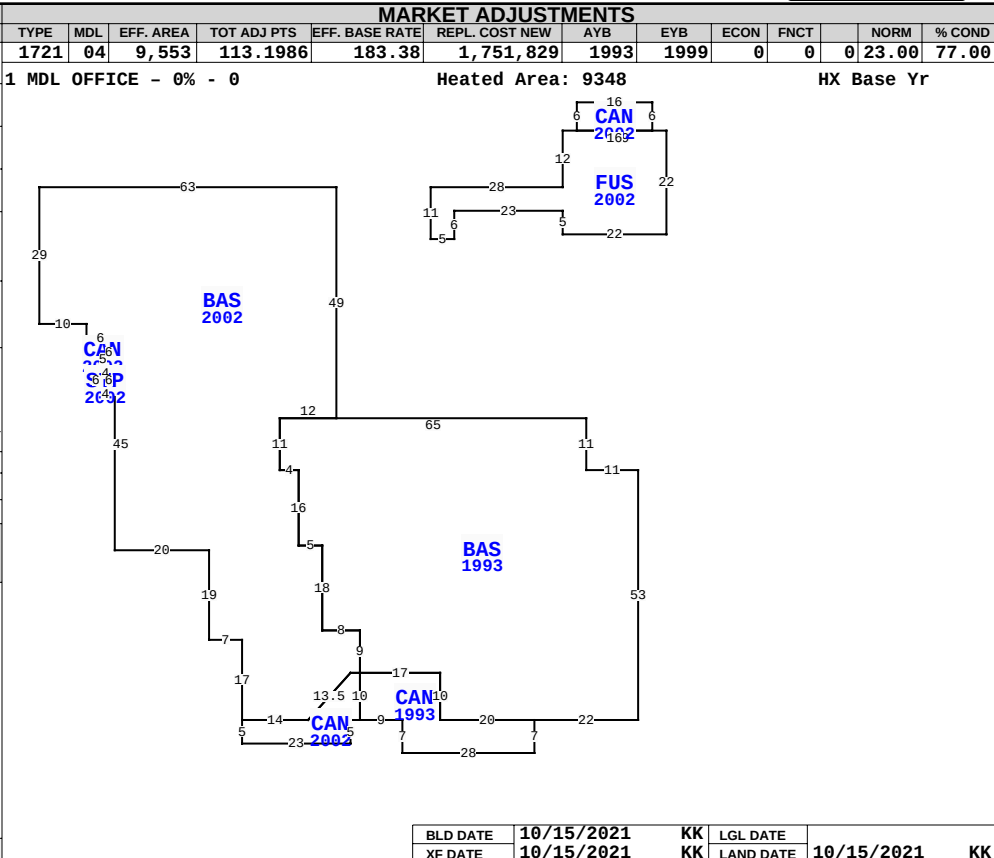
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 70
Exterior Wall	23 REINF CONC 30
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	07 CORK/VTILE 10
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	50 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	29 100
Stories	2. 100
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	568,199
BAS	4,670	100	4,670	659,416
CAN	366	30	110	15,532
CAN	33	30	10	1,412
CAN	96	30	29	4,095
CAN	180	30	54	7,625
FUS	654	100	654	92,347
STP	24	10	2	283
TOTALS	10,047		9,553	1,348,908

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	456.00	SF	6.50	6.50
2	0810	CONCRETE A	0	0	0	37.00	SF	6.50	6.50
3	0803	ASPHALT C	0	0	0	7,045.00	SF	2.00	2.00
4	0443	STK FNC 6'	0	0	0	143.00	LF	10.00	10.00
5	0810	CONCRETE A	0	0	10	100.00	SF	6.50	6.50
6	0811	CONCRETE B	0	0	0	916.00	SF	5.20	5.20
7	0810	CONCRETE A	0	0	3	36.00	SF	6.50	6.50
8	0825	BRICK	0	0	4	24.00	SF	12.50	12.50
9	0402	CONC BUMPE	0	0	0	2.00	UT	25.00	25.00
10	0402	CONC BUMPE	0	0	0	2.00	UT	25.00	25.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001910	C	MEDICAL OF	0		MU-1	0.00	0.00	56,771.00



TOTAL OB/XF									
14,338									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001910	C	MEDICAL OF	0		MU-1	0.00	0.00	56,771.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			1,348,908
TOTAL MARKET OB/XF VALUE			15,189
TOTAL LAND VALUE - MARKET			340,626
TOTAL MARKET VALUE			1,704,723
SOH/AGL Deduction			662,372
ASSESSED VALUE			1,042,351
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,042,351
TOTAL JUST VALUE			1,704,723
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,746,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200160	REMODEL	70,000	02/10/2021
20173165	REPAIR/RRF-ROOF	35,000	10/16/2017
20122013	H/AC	4,675	09/26/2012
20121770	H/AC	4,600	08/29/2012
20110149	H/AC	4,900	02/03/2011
20071371	ADDITION	25,000	07/24/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2002] W63 S29 E10 S3 CAN=[YR=2002] S3					
E1S3E5STP=[YR=2002] W4S6 E4N6S6W6\$ E6 S45 E20 S19 E7 S17					
CAN=[YR=2002] S5 E23 N5 E2 CAN=[YR=1993] E9 S7 E28 N7					
BAS=[YR=1993] E22 N53 W11 N11 W65 S11 E4 S16 E5 S18 E8 S9					
E17 S10 E20\$ W20 N10 W17 S10\$ N10 W2 D10 L9 W14\$ E14 R9 U10					
E2N9 W8 N18 W5 N16 W4 N11 E12 N49\$ PTR=E20 FUS=[YR=2002] E28					
N12 E3 CAN=[YR=2002] N6 E16 S6 W16\$ E19 S22W22 N5 W23 S6 W5					
N11\$ W20\$.					

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

00-00-31-124G-000A-0000

[illegible]