TRACT C
IN OR 2188/61
EGMONT PROFESSIONAL PARK

ROBKEN LLP
1947 CITRONA DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-124G-000C-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1099.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,729
TOTAL LAND VALUE - MARKET	188,538
TOTAL MARKET VALUE	194,267
SOH/AGL Deduction	46,929
ASSESSED VALUE	147,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,338
TOTAL JUST VALUE	194,267
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2188/0061	4/06/2018	WD	Q	I	02	150,000

GRANTOR: EGMONT PARK INC

GRANTEE: ROBKEN LLP

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	0803	ASPHALT C	0	0	0	0	3,940.00	SF	2.00	2.00	100	1993	1993	3	50	3,940	
2	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1993	1993	3	66	429	
3	0803	ASPHALT C	0	0	20	68	1,360.00	SF	2.00	2.00	100	2002	2002	3	50	1,360	

LAND DESCRIPTION

TOTAL OB/XF 5,729

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		MU-1	0.00	0.00	26,934.00	SF		1.00	1.00	1.00	7.00	7.00	188,538							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 188,538 Market: 0 Agricultural: 0 Common: 188,538 PRINTED 08/06/2024 BY SYS