

TRACT D
IN OR 2182/1961
EGMONT PROFESSIONAL PARK

PAXTON & ASSOCIATES LLC
1943 CITRONA DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-124G-000D-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	13	100
Frame	03	MASONRY 100
Story Height	20	100
RMS	16	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	04	Quality Level 04
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	5,296	100	5,296	894,494
CAN	91	30	27	4,560

TOTALS	5,387		5,323	899,055
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	8,595.00	SF	2.00	2.00	
2	0400	CONC CURB	0	0	0	0	121.00	LF	15.00	15.00	
3	0812	CONCRETE C	0	0	0	0	1,236.00	SF	4.00	4.00	
4	0855	CONC PAVER	0	0	0	0	1,045.00	SF	10.00	10.00	
5	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	
6	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001700	C	1STORY OFF	0	0003	MU-1	0.00	0.00	25,372.00	SF	1.00

REVIEW DATE	10/21/2022	BY	HS
-------------	------------	----	----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	5,323	119.1564	168.90	899,055	2022	2022	0	0	0.00	100.00
1 OFFICE 1&2 - 0% - 2023											
Heated Area: 5296											
HX Base Yr											
BAS 2022											
CAN 2022											

1943 CITRONA DR, FERNANDINA BEACH	BLD DATE 10/21/2022 HS	LGL DATE 10/21/2022 HS	10/21/2022 HS
-----------------------------------	------------------------	------------------------	---------------

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2000	2000	3	50	8,595	
100	2000	2000	3	84	1,525	
100	2022	2022	3	100	4,944	
100	2022	2022	3	100	10,450	
100	2022	2022	3	100	25	
100	2022	2022	3	97	776	

TOTAL OB/XF											
26,315											
ADJ UNIT PRICE 7.00											
ADJ UNIT PRICE 7.00											
LAND VALUE 177,604											

Total Acres: 0.00	Total Land Value: 177,604	Market: 0	Agricultural: 0
-------------------	---------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		899,055	
TOTAL MARKET OB/XF VALUE		26,315	
TOTAL LAND VALUE - MARKET		177,604	
TOTAL MARKET VALUE		1,102,974	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,102,974	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,102,974	
TOTAL JUST VALUE		1,102,974	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,104,613	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SIGN-2023-002	MALL SIGN 1 OF 2		07/14/2023
20210156	NEW CONSTR	715,479	04/12/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2620/1399	2/15/2023	WD U	I	I	30
GRANTOR: PAXTON & ASSOCIATES L					
GRANTEE: 1943 CITRONA LLC					
2182/1961	3/09/2018	WD Q	I	I	01
GRANTOR: HUGHES CHARLES A & JA					
GRANTEE: PAXTON & ASSOCIATES					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2022] W27 N6 W46 N9 W30 S70 E30 N15 E32											
CAN=[YR=2022] S7 E13 N7 W13\$ E41 N40\$.											