

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

2024

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		30 100
Frame	02	WOOD FRAME 100
Story Height		15 100
RMS		16 100
Stories	2.	2. 100

Quality	03	Quality Level 03
DOR CODE	1720	MEDICAL OFFICE
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	700	100	700	113,862
BAS	3,977	100	3,977	646,899
FGR	400	60	240	39,038
FST	374	50	187	30,417
UAT	1,099	10	110	17,893
TOTALS	6,550		5,214	848,109

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0803	ASPHALT C	1	0	0	0	9,305.00	SF	2.00	2.00	100
2	0812	CONCRETE C	1	0	0	0	1,730.00	SF	4.00	4.00	100
3	0443	STK FNC 6'	1	0	0	0	145.00	LF	10.00	10.00	100
4	0463	FENCE GATE	1	0	0	0	4.00	UT	300.00	300.00	100
5	4950	BOLLARD	1	0	0	0	4.00	UT	100.00	100.00	100
6	0402	CONC BUMPE	1	0	0	0	13.00	UT	25.00	25.00	100

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	001000	C	COMMERCIAL	0		CN	0.00	0.00	25,265.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1721	04	5,214	100.4088	162.66	848,109	2023	2023	0	0	0.00	100.00
1 MDL OFFICE - 0% - 2024											
Heated Area: 4787											
HX Base Yr											

TOTAL OB/XF											
28,905											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			848,109
TOTAL MARKET OB/XF VALUE			28,905
TOTAL LAND VALUE - MARKET			315,812
TOTAL MARKET VALUE			1,192,826
SOH/AGL Deduction			0
ASSESSED VALUE			1,192,826
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,192,826
TOTAL JUST VALUE			1,192,826
NCON VALUE			877,014
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			315,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220005898			06/15/2023
22015163	NEW CONSTR	858,689	10/11/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2521/1921	12/15/2021	WD	Q	V	01
GRANTOR: GATA HOLDINGS LLC					
GRANTEE: ROBINSON PROPERTY I					

BUILDING NOTES											
BAS=[YR=2024;ORIG=130,20] W64 S2 S20 W20 S15 E20 S21 E19 S2 E14 N2 E24 N9 E7 N49 \$											
FGR=[YR=2024;ORIG=46,22] E20 S20 W20 N20 \$											
APT=[YR=2024;ORIG=190,20] E20 S35 W20 N35 \$											
UAT=[YR=2024;ORIG=210,55] E30 N2 E3 S1 E31 N3 E2 N19 W44 S17 W22 S6 \$											
FST=[YR=2024;ORIG=210,32] E22 S17 W22 N17 \$											