TRACT D
IN OR 2182/1961
EGMONT PROFESSIONAL PARK

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

2025

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

NASSAU COUNTY PROPERTY

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	OO	OWNER OCC 100
Quality	04	Quality Level 04

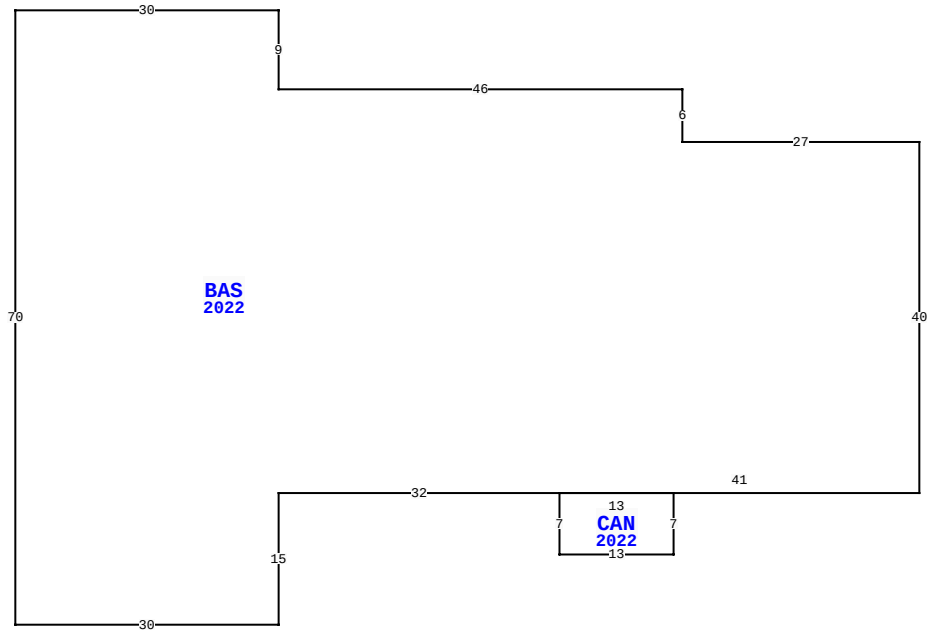
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1099.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,296	100	2022	5,296	877,737
CAN	91	30	2022	27	4,475
TOTALS	5,387			5,323	882,212

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	167.41	891,123	2022	2022	0	0	0	1.00	99.00

1 OFFICE – 0% - 2023 Heated Area: 5296 HX Base Yr



1943 CITRONA DR, FERNANDINA BEACH

BLD DATE	10/21/2022	HS	LGL DATE	
XF DATE	10/21/2022	HS	LAND DATE	10/21/2022 HS
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	882,212
TOTAL MARKET OB/XF VALUE	26,111
TOTAL LAND VALUE - MARKET	177,604
TOTAL MARKET VALUE	1,085,927
SOH/AGL Deduction	0
ASSESSED VALUE	1,085,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,085,927
TOTAL JUST VALUE	1,085,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,102,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SIGN-2023-0	"WALL 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	SALE PRICE
2620/1399	2/15/2023	WD	U	I	30	647,800
GRANTOR: PAXTON & ASSOCIATES L						
GRANTEE: 1943 CITRONA LLC						
2182/1961	3/09/2018	WD	Q	I	01	122,500
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$.

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	8,595.00	SF	2.00	2.00	100	2000	2000	3	50	8,595	
2	0400	CONC CURB	0	0	0	0	121.00	LF	15.00	15.00	100	2000	2000	3	83	1,506	
3	0812	CONCRETE C	0	0	0	0	1,236.00	SF	4.00	4.00	100	2022	2022	3	99	4,895	
4	0855	CONC PAVER	0	0	0	0	1,045.00	SF	10.00	10.00	100	2022	2022	3	99	10,346	
5	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2022	2022	3	99	25	
6	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2022	2022	3	93	744	

LAND DESCRIPTION

TOTAL OB/XF 26,111

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	001700	C	1STORY OFF	0	0003	MU-1	0.00	0.00	25,372.00	SF		1.00	1.00	1.00	7.00	7.00	177,604							

REVIEW DATE 10/21/2022 BY HS Total Acres: 0.00 Total Land Value: 177,604 Market: 0 Agricultural: 0 Common: 177,604 PRINTED 07/30/2025 BY SYS