TRACT E
IN OR 2760/322
EGMONT PROFESSIONAL PARK

ANTUN CAPITAL LLC
704 S 12TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-124G-000E-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		26 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04

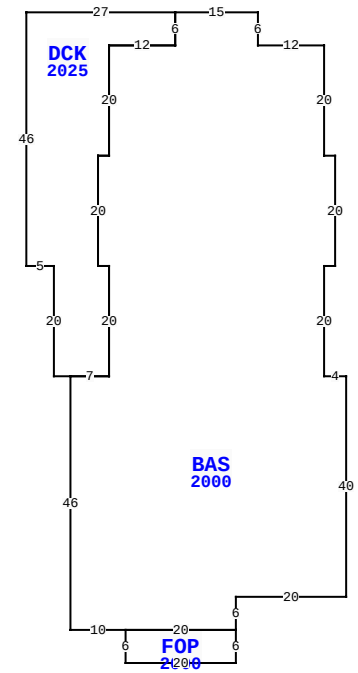
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1099.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,690	100	2000	4,690	594,384
DCK	922	10	2025	92	11,659
FOP	120	30	2000	36	4,562
TOTALS	5,732			4,818	610,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	4,818	117.1424	164.59	792,995	2000	2000	0	0	0	23.00	77.00

1 OFFICE – 0% - 0 Heated Area: 4690 HX Base Yr



1941 CITRONA DR, FERNANDINA BEACH

BLD DATE	07/01/2025	KW	LGL DATE
XF DATE	07/01/2025	KW	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	610,606
TOTAL MARKET OB/XF VALUE	17,864
TOTAL LAND VALUE - MARKET	163,583
TOTAL MARKET VALUE	792,053
SOH/AGL Deduction	117,798
ASSESSED VALUE	674,255
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	674,255
TOTAL JUST VALUE	792,053
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	677,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0050	TENANT PANEL GRAP		03/11/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2760/322	1/02/2025	WD	Q	I	01	950,000
GRANTOR: LOTT JOHN E						
GRANTEE: ANTUN CAPITAL LLC						
2117/0601	4/28/2017	WD	Q	I	01	510,000
GRANTOR: CITRONA DRIVE LLC						
GRANTEE: LOTT JOHN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W12 N6 W15 S6 W12 S20 W2 S20 E2 S20 W7 S46 E10 E20 N6 E20 N40 W4 N20 E2 N20 W2 N20 $
DCK=[YR=2025;ORIG=-27,-6] W27 S46 E5 S20 E3 E7 N20 W2 N20 E2 N20 E12 N6 $
FOP=[YR=2000;ORIG=-36,106] S6 E20 N6 W20 $
.

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	0400	CONC CURB	0	0	0	0	150.00	LF	15.00	15.00	100	2000	2000	3	83	1,868	
4	0803	ASPHALT C	0	0	0	0	6,164.00	SF	2.00	2.00	100	2000	2000	3	50	6,164	
5	0810	CONCRETE A	0	0	0	0	267.00	SF	6.50	6.50	100	2000	2000	3	77	1,336	
6	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	2000	2000	3	77	125	
7	0819	CONC 12"	0	0	5	12	60.00	SF	12.35	12.35	100	2000	2000	3	77	571	
8	0920	CWALL-WD/M	0	0	0	0	100.00	LF	390.00	390.00	100	2000	2000	3	20	7,800	

LAND DESCRIPTION

TOTAL OB/XF 17,864

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	23,369.00	SF		1.00	1.00	1.00	7.00	7.00	163,583							

REVIEW DATE 07/01/2025 BY KW Total Acres: 0.00 Total Land Value: 163,583 Market: 0 Agricultural: 0 Common: 163,583 PRINTED 07/30/2025 BY SYS