



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																													
Exterior Wall	12	CEDAR 70	1721	04	9,553	113.1986	194.42	1,857,294	1993	1999	0	0	0	27.00	73.00	VALUATION BY STANDARD																												
Exterior Wall	23	REINF CONC 30	1 MDL OFFICE 0% - 0														Heated Area: 9348														HX Base Yr													
Roof Structure	04	WOOD TRUSS 100															VALUATION SUMMARY																											
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE														1,355,825													
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE														14,929													
Interior Floor	14	CARPET 90															TOTAL LAND VALUE - MARKET														453,024													
Interior Floor	07	CORK/VTILE 10															TOTAL MARKET VALUE														1,823,778													
Ceiling	01	FIN.SUSPD 100															SOH/AGL Deduction														562,533													
Air Condition	03	CENTRAL 100															ASSESSED VALUE														1,261,245													
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE														0													
Fixtures	50	100															BASE TAXABLE VALUE														1,261,245													
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE														1,823,778													
Story Height	10	100	NCON VALUE														0																											
RMS	29	100	INCOME VALUE														0																											
Stories	2.	100	PREVIOUS YEAR MKT VALUE														1,666,597																											
Units	0	100																																										
Occupancy	00	OWNER OCC 100																																										
Quality	05	Quality Level 05																																										
DOR CODE	1720	MEDICAL OFFICE																																										
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	4,024	100	1993	4,024	571,113																																							
BAS	4,670	100	2002	4,670	662,797																																							
CAN	366	30	1993	110	15,612																																							
CAN	33	30	2002	10	1,419																																							
CAN	96	30	2002	29	4,116																																							
CAN	180	30	2002	54	7,664																																							
FUS	654	100	2002	654	92,820																																							
STP	24	10	2002	2	284																																							
TOTALS	10,047			9,553	355,825																																							
EXTRA FEATURES						1947 CITRONA DR, FERNANDINA BEACH																																						
L N	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	0810	CONCRETE A	0	0	0	0	456.00	SF	6.50	6.50	100	1993	1993	3	62	1,838																												
2	0810	CONCRETE A	0	0	0	0	37.00	SF	6.50	6.50	100	1993	1993	3	62	149																												
3	0803	ASPHALT C	0	0	0	0	7,045.00	SF	2.00	2.00	100	1993	1993	3	50	7,045																												
4	0443	STK FNC 6'	0	0	0	0	143.00	LF	10.00	10.00	100	1993	1993	3	20	286																												
5	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1993	1993	3	62	403																												
6	0811	CONCRETE B	0	0	0	0	916.00	SF	5.20	5.20	100	2002	2002	3	79	3,763																												
7	0810	CONCRETE A	0	0	3	12	36.00	SF	6.50	6.50	100	2002	2002	3	79	185																												
8	0825	BRICK	0	0	4	6	24.00	SF	12.50	12.50	100	2002	2002	3	94	282																												
9	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	1993	1993	3	70	35																												
10	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2002	2002	3	84	42																												
LAND DESCRIPTION						TOTAL OB/XF 14,028																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																				
1	001910	C	MEDICAL OF	0		MU-1	0.00	0.00	56,628.00	SF		1.00	1.00	1.00	8.00	8.00	453,024																											
REVIEW DATE 01/01/2023 BY CD Total Acres: 1.30 Total Land Value: 453,024 Market: 0 Agricultural: 0 Common: 453,024 PRINTED 07/09/2026 BY SYS																																												

**ROBKEN LLP/
1947 CITRONA DRIVE
FERNANDINA BEACH, FL 32034**

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