TRACT C
IN OR 2188/61
EGMONT PROFESSIONAL PARK

ROBKEN LLP
1947 CITRONA DR
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-124G-000C-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1099.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

CITRONA DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/29/2026 DC |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 215,472 |
| TOTAL MARKET VALUE | 215,472 |
| SOH/AGL Deduction | 37,193 |
| ASSESSED VALUE | 178,279 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 178,279 |
| TOTAL JUST VALUE | 215,472 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 194,254 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2188/0061 | 4/06/2018 | WD | Q | I | 02 | 150,000 |

GRANTOR: EGMONT PARK INC

GRANTEE: ROBKEN LLP

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 001001 | C | V CM/XFOBT | 0 | | MU-1 | 0.00 | 0.00 | 26,934.00 | SF | | 1.00 | 1.00 | 1.00 | 8.00 | 8.00 | 215,472 | | | | | | | |

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 215,472 Market: 0 Agricultural: 0 Common: 215,472 PRINTED 07/09/2026 BY SYS