

TRACT D
IN OR 2182/1961
EGMONT PROFESSIONAL PARK

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

2026

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



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	00	OWNER OCC 100

Quality	04	Quality Level 04
DOR CODE	1700	OFFICE BUILDINGS

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1099.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,296	100	2022	5,296	932,423
CAN	91	30	2022	27	4,754

TOTALS	5,387			5,323	937,176
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	8,595.00	SF	2.00
2	0400	CONC CURB	0	0	0	0	121.00	LF	15.00
3	0812	CONCRETE C	0	0	0	0	1,236.00	SF	4.00
4	0855	CONC PAVER	0	0	0	0	1,045.00	SF	10.00
5	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00
6	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0003	MU-1	0.00	0.00	25,372.00

REVIEW DATE	01/01/2023	BY	CD
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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	177.84	946,642	2022	2022	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	05/29/2026	DC
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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
SF		1.00	1.00	1.00	8.00	8.00	202,976							

TOTAL OB/XF 26,051														
1	001700	C	1STORY OFF	0	0003	MU-1	0.00	0.00	25,372.00	SF	1.00	1.00	1.00	8.00

Total Acres: 0.00	Total Land Value: 202,976	Market: 0	Agricultural: 0	Common: 202,976
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	937,176
TOTAL MARKET OB/XF VALUE	26,051
TOTAL LAND VALUE - MARKET	202,976
TOTAL MARKET VALUE	1,166,203
SOH/AGL Deduction	0
ASSESSED VALUE	1,166,203
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,166,203
TOTAL JUST VALUE	1,166,203
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,085,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SIGN-2023-0	"WALL SIGN 1 OF 2		07/14/2023
20210156	NEW CONSTR	715,479	04/12/2021

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

SALES DATA						
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														
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BUILDING DIMENSIONS														
BAS=[YR=2022] W27 N6 W46 N9 W30 S70 E30 N15 E32														
CAN=[YR=2022] S7 E13 N7 W13\$ E41 N40\$.														