PT OF SEC 26-2N-28E &
40-2N-28E IN OR 2521/1921
ESMT IN OR 2627-685

ROBINSON PROPERTY INVESTMENT
83146 PURPLE MARTIN DRIVE
YULEE, FL 32097

2026

27-2N-28-0000-0009-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		30 100
Frame	02	WOOD FRAME 100
Story Height		15 100
RMS		16 100
Stories	2.	2. 100

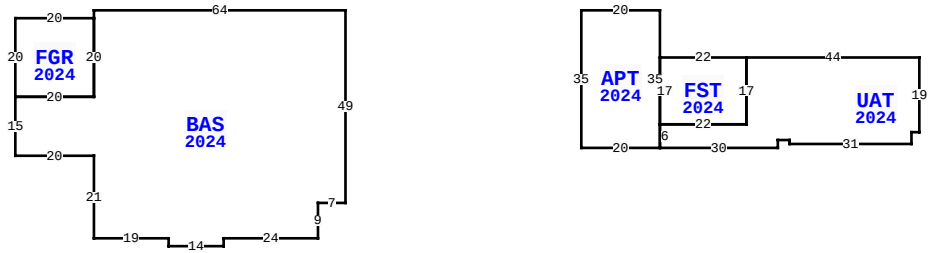
Quality	03	Quality Level 03
DOR CODE	1720	MEDICAL OFFICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	700	100	2024	700	119,508
BAS	3,977	100	2024	3,977	678,976
FGR	400	60	2024	240	40,974
FST	374	50	2024	187	31,926
UAT	1,099	10	2024	110	18,780
TOTALS	6,550			5,214	890,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	5,214	100.4088	172.45	899,154	2023	2023	0	0	0	1.00	99.00

1 MDL OFFICE 0% - 2024 Heated Area: 4787 HX Base Yr



942440 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	890,162
TOTAL MARKET OB/XF VALUE	26,475
TOTAL LAND VALUE - MARKET	366,342
TOTAL MARKET VALUE	1,282,979
SOH/AGL Deduction	0
ASSESSED VALUE	1,282,979
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,282,979
TOTAL JUST VALUE	1,282,979
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,195,924

ROBINSON 24-HOUR VETERINARY HOSPITAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU240009711	GROUND MOUNTED MO	17,000	08/21/2024
220005898			06/15/2023
22015163	NEW CONSTR	858,689	10/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/1921	12/15/2021	WD	Q	V	01	432,000

GRANTOR: GATA HOLDINGS LLC
GRANTEE: ROBINSON PROPERTY I

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	1	0	0	0	9,305.00	SF	2.00	2.00	100	2024	2023		88	16,377	
2	0812	CONCRETE C	1	0	0	0	1,730.00	SF	4.00	4.00	100	2024	2023		99	6,851	
3	0443	STK FNC 6'	1	0	0	0	145.00	LF	10.00	10.00	100	2024	2023		93	1,349	
4	0463	FENCE GATE	1	0	0	0	4.00	UT	300.00	300.00	100	2024	2023		98	1,176	
5	4950	BOLLARD	1	0	0	0	4.00	UT	100.00	100.00	100	2024	2023		100	400	
6	0402	CONC BUMPE	1	0	0	0	13.00	UT	25.00	25.00	100	2024	2023		99	322	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,20] W64 S2 S20 W20 S15 E20 S21 E19 S2 E14 N2 E24 N9 E7 N49 $
FGR=[YR=2024;ORIG=46,22] E20 S20 W20 N20 $
APT=[YR=2024;ORIG=190,20] E20 S35 W20 N35 $
UAT=[YR=2024;ORIG=210,55] E30 N2 E3 S1 E31 N3 E2 N19 W44 S17 W22 S6 $
FST=[YR=2024;ORIG=210,32] E22 S17 W22 N17 $
.

LAND DESCRIPTION

TOTAL OB/XF 26,475

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	001000	C	COMMERCIAL	0		CN	0.00	0.00	25,265.00	SF		1.00	1.00	1.00	14.50	14.50	366,342							

REVIEW DATE 07/18/2023 BY HS Total Acres: 0.58 Total Land Value: 366,342 Market: 0 Agricultural: 0 Common: 366,342 PRINTED 07/09/2026 BY SYS