PT SEC 40-2N-28E
IN OR 2678/201

ROBINSON PROPERTY INVESTMENT LLC
942440 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

27-2N-28-0000-0009-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

HARDY ALLEN RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	231,036
TOTAL MARKET VALUE	231,036
SOH/AGL Deduction	0
ASSESSED VALUE	231,036
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,036
TOTAL JUST VALUE	231,036
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2678/201	11/06/2023	WD	Q	V	01	255,000

GRANTOR: GATA HOLDINGS LLC
GRANTEE: ROBINSON PROPERTY I

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	001000	C	COMMERCIAL	0		CN	0.00	0.00	22,215.00	SF		1.00	1.00	0.80	13.00	10.40	231,036							

REVIEW DATE 04/07/2025 BY KW Total Acres: 0.51 Total Land Value: 231,036 Market: 0 Agricultural: 0 Common: 231,036 PRINTED 07/09/2026 BY SYS