UNIT 1304
CAPE SOUND ON AMELIA ISLAND
CONDO OR 1332/1022

DARIUS PROPERTY LTD
9301 MILBUROUGH LINE
CAMPBELLVILLE, ON LOP1B-O

**2023**

**00-00-31-117C-1304-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 1 100 |
| Recreation | POOL | POOL 100 |
| Location | END | END 100 |
| View | POND | POND 100 |
| Balcony | FOP | FOP 100 |
| Parking 2 CAR | GAR | 2 CAR GAR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Oth Rooms | | 4 100 |
| User Defined | ELEVATOR | ELEVATOR 100 |
| Quality | 03 | Quality Level 03 |

| | | | |
|---|---|---|---|
| DOR CODE | 0400 | CONDOMINIUM | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1006.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | 0 | | 0 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1172300 | | 0 | | | | 2007 | 2007 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 SQFT=2404 HX Base Yr

1850 SURF SIDE DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| 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 | 616,350 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 616,350 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 616,350 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 616,350 |
| TOTAL JUST VALUE | 616,350 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 467,250 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20101872 | OTHER | 715 | 10/28/2010 |
| 20101749 | MECH OTHER | 1,725 | 10/12/2010 |
| 20101753 | ELEC OTHER | 1,159 | 10/12/2010 |
| 20101584 | H/AC | 3,302 | 09/15/2010 |
| 20101486 | REMODEL | 2,500 | 09/01/2010 |
| 20101460 | REMODEL | 3,000 | 08/31/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2580/1520 | 7/27/2022 | WD | Q | I | 01 | 800,000 |
| GRANTOR: KELLY CHRISTY | | | | | | |
| GRANTEE: DARIUS PROPERTY LTD | | | | | | |
| 2359/0677 | 5/07/2020 | WD | Q | I | 02 | 400,000 |
| GRANTOR: CATHEY RUSSELL S & DE | | | | | | |
| GRANTEE: KELLY CHRISTY | | | | | | |

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

REVIEW DATE 12/30/2022 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS