

BLOCK 265 W175 FT OF LOT 1 N &  
48 FT OF W175 FT OF LOT 2  
IN OR 1455/1686

DBTW AT FBOP LLC  
PO BOX 30641  
SEA ISLAND, GA 31561

2024

00-00-31-1800-0265-0012



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 100 |
| Roof Structur            | 04 WOOD TRUSS 100 |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 03 CONC FINSH 80  |
| Interior Floo            | 07 CORK/VTILE 20  |
| Ceiling                  | 01 FIN.SUSPD 100  |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Fixtures                 | 10 100            |
| Frame                    | 02 WOOD FRAME 100 |
| Story Height             | 10 100            |
| RMS                      | 6 100             |
| Stories                  | 1. 1. 100         |
| Units                    | 0 100             |
| BUD8 Adjustme            | 02 DIST FB 100    |
| Occupancy                | 00 NONE 100       |

Quality 03 Quality Level 03

DOR CODE 1700 OFFICE BUILDINGS

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,040            | 100         | 1,040        | 43,014               |
| CAN       | 20               | 30          | 6            | 248                  |
| CAN       | 110              | 30          | 33           | 1,365                |
| CAN       | 156              | 30          | 47           | 1,944                |

TOTALS 1,326 1,126 46,571

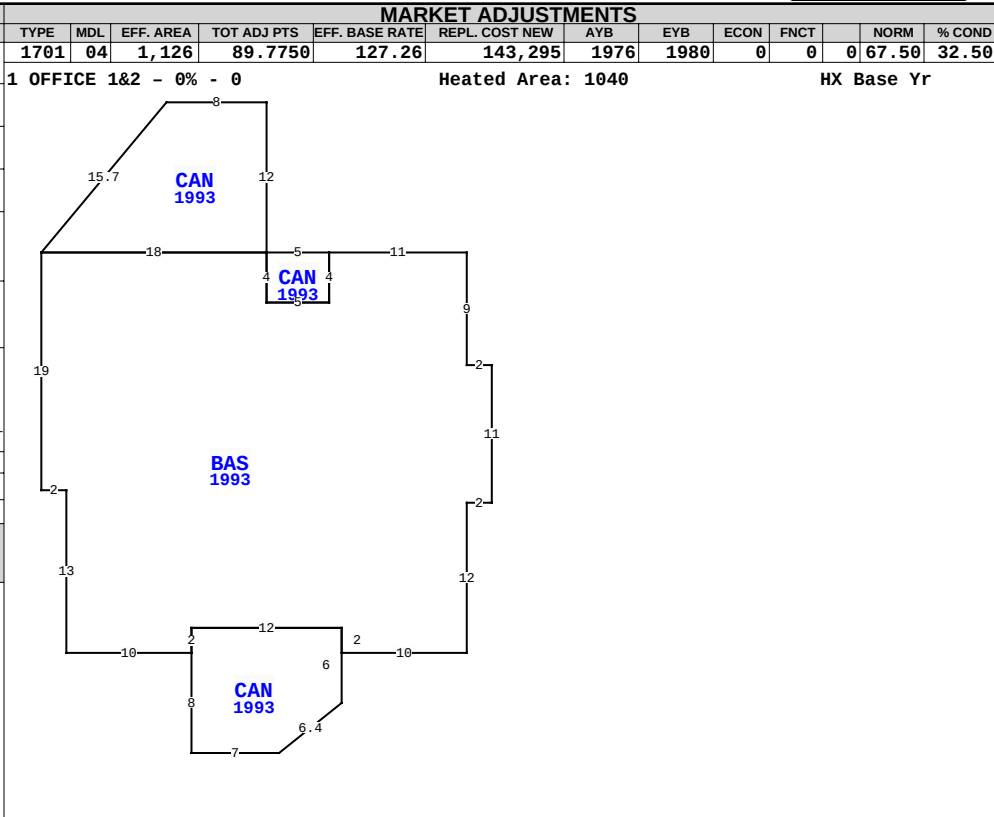
EXTRA FEATURES

| L N | 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   | 0       | 0 | 0 | 13,920.00 | SF | 2.00   | 2.00           | 100       | 1976    | 1976        | 3 | 50     | 13,920          |       |
| 2   | 0811       | CONCRETE B  | 0       | 0 | 0 | 570.00    | SF | 5.20   | 5.20           | 100       | 1976    | 1976        | 3 | 27     | 800             |       |
| 3   | 0850       | PEBBLE WLK  | 0       | 0 | 0 | 290.00    | SF | 3.50   | 3.50           | 100       | 1976    | 1976        | 3 | 27     | 274             |       |
| 4   | 0400       | CONC CURB   | 0       | 0 | 0 | 610.00    | LF | 15.00  | 15.00          | 100       | 1976    | 1976        | 3 | 38     | 3,477           |       |
| 5   | 0978       | SECURTY LT  | 0       | 0 | 0 | 1.00      | UT | 450.00 | 450.00         | 100       | 1983    | 1983        | 3 | 21     | 95              |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | 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 |
|-----|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 001700   | C   | 1STORY OFF           | 0   | 0003 | C-2      | 200.00 | 175.00 | 38,500.00   | SF        |     | 1.00     | 1.00   | 1.00    | 7.50       | 7.50           | 288,750    |                             |      |         |      |     |    |        |

REVIEW DATE 07/09/2024 BY KBA



1010 S 14TH ST, FERNANDINA BEACH

|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 02/21/2018 | KK | LGL DATE  |            |
| XF DATE  | 02/21/2018 | KK | LAND DATE | 02/21/2018 |
| INC DATE |            |    | AG DATE   |            |

| BLD DATE | XF DATE | INC DATE | KK | KK | LGL DATE | LAND DATE | AG DATE | 02/21/2018 | KK |
|----------|---------|----------|----|----|----------|-----------|---------|------------|----|
|----------|---------|----------|----|----|----------|-----------|---------|------------|----|

| NASSAU COUNTY PROPERTY                                        |  |  |  | PAGE 1 of 1 |  |  |  |
|---------------------------------------------------------------|--|--|--|-------------|--|--|--|
| VALUATION SUMMARY                                             |  |  |  | STANDARD    |  |  |  |
| VALUATION BY                                                  |  |  |  | STANDARD    |  |  |  |
| Tax Group: 2                                                  |  |  |  | Tax Dist:   |  |  |  |
| BUILDING MARKET VALUE                                         |  |  |  | 46,571      |  |  |  |
| TOTAL MARKET OB/XF VALUE                                      |  |  |  | 18,566      |  |  |  |
| TOTAL LAND VALUE - MARKET                                     |  |  |  | 288,750     |  |  |  |
| TOTAL MARKET VALUE                                            |  |  |  | 353,887     |  |  |  |
| SOH/AGL Deduction                                             |  |  |  | 99,250      |  |  |  |
| ASSESSED VALUE                                                |  |  |  | 254,637     |  |  |  |
| TOTAL EXEMPTION VALUE                                         |  |  |  | 0           |  |  |  |
| BASE TAXABLE VALUE                                            |  |  |  | 254,637     |  |  |  |
| TOTAL JUST VALUE                                              |  |  |  | 353,887     |  |  |  |
| NCON VALUE                                                    |  |  |  | 0           |  |  |  |
| INCOME VALUE                                                  |  |  |  |             |  |  |  |
| PREVIOUS YEAR MKT VALUE                                       |  |  |  | 357,783     |  |  |  |
| PERMIT NUM                                                    |  |  |  | DESCRIPTION |  |  |  |
| 20140229                                                      |  |  |  | REPAIR/RRF  |  |  |  |
| 20081667                                                      |  |  |  | H/AC        |  |  |  |
| 20020471                                                      |  |  |  | REMODEL     |  |  |  |
| 20012721                                                      |  |  |  | REMODEL     |  |  |  |
| B8866                                                         |  |  |  | REPAIR/RRF  |  |  |  |
| 6877                                                          |  |  |  | REPAIR/RRF  |  |  |  |
| OFF RECORD Number                                             |  |  |  | DATE        |  |  |  |
| 1455/1686                                                     |  |  |  | 11/01/2006  |  |  |  |
| TYPE INST                                                     |  |  |  | Q U         |  |  |  |
| V I                                                           |  |  |  | Q I         |  |  |  |
| RSN CD                                                        |  |  |  | I           |  |  |  |
| SALE PRICE                                                    |  |  |  | 475,000     |  |  |  |
| GRANTOR: FIRST BAPTIST CHURCH                                 |  |  |  |             |  |  |  |
| GRANTEE: DBTW AT FBOP LLC                                     |  |  |  |             |  |  |  |
| 1426/0846                                                     |  |  |  | 7/07/2006   |  |  |  |
| WD U                                                          |  |  |  | I 07        |  |  |  |
| GRANTOR: GARNER DAVID T & SUEL                                |  |  |  |             |  |  |  |
| GRANTEE: FIRST BAPTIST CHURCH                                 |  |  |  |             |  |  |  |
| BUILDING NOTES                                                |  |  |  |             |  |  |  |
| BUILDING DIMENSIONS                                           |  |  |  |             |  |  |  |
| BAS=[YR=1993] W2 N9 W11 CAN=[YR=1993] W5 S4 E5 N4 \$ S4 W5 N4 |  |  |  |             |  |  |  |
| CAN=[YR=1993] N12 W8 L10 D12 E18\$ W18 S19 E2 S13 E10         |  |  |  |             |  |  |  |
| CAN=[YR=1993] S8 E7 R5 U4 N6 W12 S2\$ N2 E12 S2 E10 N12 E2    |  |  |  |             |  |  |  |
| N11\$.                                                        |  |  |  |             |  |  |  |

Total Acres: 0.00 Total Land Value: 288,750 Market: 0 Agricultural: 0 Common: 288,750 PRINTED 08/06/2024 BY SYS