

BLOCK 267 LOTS 4 5 & 7
(EX PT IN R/W IN DB 178/78)
CITY OF FDNA BEACH

DARIUS PROPERTY LTD
9301 MILBROUGH LINE
CAMPBELLVILLE, ON LOP-1B0

2025

00-00-31-1800-0267-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3																							
Exterior Wall	15	CONC BLOCK 50	7101	04	3,444	102.5232	160.19	551,694	1976	1986	0	0	19.00	81.00	VALUATION SUMMARY																							
Exterior Wall	17	CB STUCCO 50	1 CHURCH - 0% - 2024												Heated Area: 3435												HX Base Yr											
Roof Structure	04	WOOD TRUSS 100	45 77 21 3 10 10 3 14 77 BAS 1993																																			
Roof Cover	08	CLAY TILE 50																																				
Roof Cover	12	MODULAR MT 50																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floor	14	CARPET 100																																				
Ceiling	01	FIN.SUSPD 100																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Fixtures	15	100																																				
Frame	03	MASONRY 100																																				
Story Height	9	100																																				
RMS	5	100																																				
Stories	1.	1. 100																																				
Units	0	100																																				
BUD8 Adjustme	05	DIST 1A 100																																				
Occupancy	00	NONE 100																																				
Quality	03	Quality Level 03																																				
DOR CODE	7100	CHURCHES																																				
MAP NUM		MKT AREA													02																							
NEIGHBORHOOD/LOC	2001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	3,435	100	1993	3,435	445,705																																	
CAN	30	30	1993	9	1,168																																	
TOTALS	3,465			3,444	446,872																																	
EXTRA FEATURES															1520 S 14TH ST, FERNANDINA BEACH																							
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	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50	6.50	100	1996	1996	3	70	655																						
2	0446	BOX FNC 6'	0	0	0	0	98.00	LF	20.00	20.00	100	1999	1999	3	20	392																						
3	0444	BOX FNC 4'	0	0	0	0	17.00	LF	6.50	6.50	100	1999	1999	3	20	22																						
4	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	1993	1993	3	30	1,400																						
5	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	1976	1976	3	26	61																						
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540																						
7	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2005	2005	3	22	880																						
8	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2005	2005	3	22	880																						
9	0810	CONCRETE A	0	0	23	20	460.00	SF	6.50	6.50	100	2005	2005	3	84	2,512																						
TOTAL OB/XF															8,342																							
LAND DESCRIPTION																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	007100	C	CHURCH	0	0003	C-2	344.00	210.00	70,265.00	SF		1.00	1.00	1.00	12.50	12.50	878,312																					
2	007100	C	CHURCH	0		C-1	0.00	0.00	41,534.00	SF		1.00	1.00	1.00	5.25	5.25	218,054																					
REVIEW DATE 02/21/2023 BY HS Total Acres: 2.56 Total Land Value: 1,096,366 Market: 0 Agricultural: 0 Common: 1,096,366 PRINTED 07/30/2025 BY SYS																																						

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