BLK 267 N1/2 OF LOT 8
CITY OF FDNA BCH

DARIUS PROPERTY LTD
9301 MILLBUROUGHLINE
CAMPBELLVILLE, ONTARIO LOP1BO

2025

00-00-31-1800-0267-0081

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

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

S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	103,845
TOTAL MARKET VALUE	103,845
SOH/AGL Deduction	11,372
ASSESSED VALUE	92,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,473
TOTAL JUST VALUE	103,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2660/634	8/09/2023	WD	U	V	37	600,000
GRANTOR: MOCK WILLIAM J JR						
GRANTEE: DARIUS PROPERTY LTD						
2414/0414	12/07/2020	WD	Q	V	05	200,000
GRANTOR: GARZA J MENA						
GRANTEE: MOCK WILLIAM J JR						

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	0006	C-1	86.00	230.00	19,780.00	SF		1.00	1.00	1.00	5.25	5.25	103,845							

REVIEW DATE 04/17/2025 BY DC Total Acres: 0.45 Total Land Value: 103,845 Market: 0 Agricultural: 0 Common: 103,845 PRINTED 07/30/2025 BY SYS