UNIT A
WALBEN BEACHFRONT COTTAGES
CONDO OR 1664/27

BIDEDA LLC
3503 HIGHWAY 84 WEST
BLACKSHEAR, GA 31516

2023

00-00-31-178W-000A-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		0 100 1770000
Recreation	POOL	POOL 100
Location	EXTERIOR	EXTERIOR 100
View	OCEAN	OCEAN 100
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	CVD DECK	CVD DECK 100
Parking	GARAGE	GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Quality	04	Quality Level 04

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1108.00		

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
		0				2009	2009	100	100	0		

1 CONDO – 0% - 0 SQFT=1592 HX Base Yr

276 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	922,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	922,000
SOH/AGL Deduction	0
ASSESSED VALUE	922,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	922,000
TOTAL JUST VALUE	922,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	878,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2574/1411	6/27/2022	SW	U	I	30	1,100,000
GRANTOR: CEBBEN LLC						
GRANTEE: BIDEDA LLC						
2574/1405	6/27/2022	SW	U	I	11	100
GRANTOR: WALBEN LLC						
GRANTEE: CEBBEN LLC						

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	000400	C	CONDO	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	0.00	0.00	0							

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS