

UNIT 403
IN OR 1277/875
BEACHSIDE VILLAS CONDO

RAY STUART N & MICHELE R
PO BOX 23023
LOUISVILLE, KY 40223

2023

01-6N-29-V020-0403-0000


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
	Floor	2 100	8302000
	Recreation POOL	POOL 100	
	Location NORTH	NORTH 100	
	View OCEAN	OCEAN 100	
	Desirability	2ND FLOOR	
	Balcony OPEN	OPEN 100	
	Parking DET GARAGE	DET GARAGE 100	
	Bedrooms	3 100	
	Bathrooms	3 100	
	Oth Rooms	3 100	
	Quality	04 Quality Level 04	
	DOR CODE	0400 CONDOMINIUM	
	MAP NUM	MKT AREA	10
	NEIGHBORHOOD/LOC	10010.00	
	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		
						1999	1999	100	100			1 CONDO - 0% - 0	
						SQFT=2566							
								HX Base Yr					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 5		Tax Dist:			
BUILDING MARKET VALUE				1,526,000	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				0	
TOTAL MARKET VALUE				1,526,000	
SOH/AGL Deduction				330,520	
ASSESSED VALUE				1,195,480	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,195,480	
TOTAL JUST VALUE				1,526,000	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,150,000	
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1277/0875	12/01/2004	WD U	I	06	100
GRANTOR: AMELIA RAY PROPERTIES					
GRANTEE: RAY STUART N & MICH					
1247/1766	7/23/2004	WD Q	I		970,000
GRANTOR: LEXUS INDUSTRIES OF G					
GRANTEE: AMELIA RAY PROPERTI					
BUILDING NOTES					
BUILDING DIMENSIONS					

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
403 BEACHSIDE PL, FERNANDINA BEACH									

TOTAL OB/XF														0		
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