UNIT 445
IN OR 914/210
BEACHSIDE VILLAS CONDO

BINION THOMAS C & LAURA E
4201 DOGWOOD BEND TER
BERKELEY LAKE, GA 30096

2023

01-6N-29-V020-0445-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	NORTH	NORTH 100
View	OCEAN	OCEAN 100
Desirability	2ND FLOOR	2ND FLOOR 100
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
8302000		0				1999	1999	100	100	0		

1 CONDO – 0% - 0 SQFT=2696 HX Base Yr

445 BEACHSIDE PL, FERNANDINA BEACH

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

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
B21758	REMODEL	97,500	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0914/0210	1/05/2000	WD	Q	I		770,000
GRANTOR: EDWARDS BRUCE B JR &						
GRANTEE: BINION THOMAS C & L						
0900/1019	9/23/1999	WD	Q	I		675,000
GRANTOR: AMELIA PLANTATION COM						
GRANTEE: EDWARDS BRUCE & MAR						

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

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