UNIT 451
BEACHSIDE VILLAS CONDO
OR 893/574

SAMA RENTAL PROPERTIES LLC
1078 SAINT ANDREWS DRIVE
MACON, GA 31210

2023

01-6N-29-V020-0451-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	POOL	POOL 100
Location	NORTH	NORTH 100
View	OCEAN	OCEAN 100
Desirability	4TH FLOOR	4TH FLOOR 100
Balcony	OPEN	OPEN 100
Parking	U/G GARAGE	U/G 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

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

451 BEACHSIDE PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,754,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,754,900
SOH/AGL Deduction	380,098
ASSESSED VALUE	1,374,802
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,374,802
TOTAL JUST VALUE	1,754,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,322,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001206	REMODEL	100,000	02/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2409/1693	11/04/2020	WD	U	I	11	100
GRANTOR: ADE 878 LLC						
GRANTEE: SAMA RENTAL PROPERT						
2370/0426	6/22/2020	WD	Q	I	01	1,137,500
GRANTOR: SNYDERMAN PERRY J TRU						
GRANTEE: ADE 878 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

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