UNITS 455 & 456
IN OR 973/795 & OR 1808/1659
BEACHSIDE VILLAS CONDO

KENNEALLY MICHAEL E & CYNTHIA
455 BEACHSIDE PLACE
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V020-0455-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		6 100
Recreation	POOL	POOL 100
Location	SOUTH	SOUTH 100
View	OCEAN	OCEAN 100
Desirability	6TH FLOOR	6TH 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 – 100% - 2007 SQFT=5066 HX Base Yr 2007

455 BEACHSIDE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		3,277,500
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		3,277,500
SOH/AGL Deduction		1,639,996
ASSESSED VALUE		1,637,504
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,587,504
TOTAL JUST VALUE		3,277,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,462,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0973/0795	3/05/2001	WD	Q	I		1,175,000
GRANTOR: THOMPSON MARY M TRUST						
GRANTEE: KENNEALLY MICHAEL E						
0899/0317	9/09/1999	WD	Q	I		609,000
GRANTOR: AMELIA PLANTATION COM						
GRANTEE: THOMPSON MARY M TRU						

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