VILLA UNIT 1356
IN OR 1751/525
SHIP WATCH VILLAS

BROWN MICHAEL L & KRISTINE M
901 OAKDALE RD NE
ATLANTA, GA 30307

2023

01-6N-29-V120-1356-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		7 100	8312000
Recreation	POOL	POOL 100	
Location	CORNER	CORNER 100	
View	OCEAN	OCEAN 100	
Desirability	7TH FLOOR	7TH FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		3 100	
Bathrooms		3 100	
Oth Rooms		2 100	
User Defined	PENTHOUSE	PENTHOUSE 100	
Quality	03	Quality Level 03	

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10008.00		

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				1975	1975	100	100	0		

1 CONDO – 0% - 0 SQFT=1791 HX Base Yr

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

1356 SHIPWATCH CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	991,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	991,000
SOH/AGL Deduction	250,480
ASSESSED VALUE	740,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	740,520
TOTAL JUST VALUE	991,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	734,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217718	H/AC	0	11/01/2012
B25119	REMODEL	65,000	09/01/2011
B23680	REPAIR/RRF	800	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1751/0525	8/12/2011	WD	Q	I	01	490,000
GRANTOR: BRISKEN CHRISTA A						
GRANTEE: BROWN MICHAEL L & K						
0299/0147	9/01/1979	WD	U	I		146,300
GRANTOR:						
GRANTEE:						

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