VILLA UNIT 1120
BEACH WALKER VILLAS

NELSON JEFFREY P & HEATHER R
614 N RIDGELAND AVE
OAK PARK, IL 60302

2023

01-6N-29-V14B-1120-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		6 100
Recreation	POOL	POOL 100
Location	END	END 100
View	GC/OCEAN	GC/OCEAN 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
User Defined	REMODEL	REMODEL 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
8314022		0				1974	1974	100	100	0		

1 CONDO – 0% - 0 SQFT=1506 HX Base Yr

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

1120 BEACH WALKER RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	930,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	930,000
SOH/AGL Deduction	304,430
ASSESSED VALUE	625,570
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	625,570
TOTAL JUST VALUE	930,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	775,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2405/0001	10/30/2020	WD	Q	I	01	630,000
GRANTOR: FREILICH IRVIN M & JU						
GRANTEE: NELSON JEFFREY P &						
1964/0930	2/17/2015	SW	U	I	11	100
GRANTOR: PINES HOWARD M & JUDI						
GRANTEE: PINES TRUST						

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