VILLA UNIT #1169
BEACH WALKER VILLAS

HART GREGORY A & SARAH K
5051 CARILLON WAY
CHAROLOTTE, NC 28270

2023

01-6N-29-V14B-1169-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	GC/OCEAN	GC/OCEAN 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Bedrooms		4 100
Bathrooms		4 100
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=1636 HX Base Yr

1169 BEACH WALKER RD, 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	772,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	772,000
SOH/AGL Deduction	54,800
ASSESSED VALUE	717,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	717,200
TOTAL JUST VALUE	772,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	652,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25172	REMODEL	1,900	09/01/2011
B20788	XFOB	25,900	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2433/1296	2/12/2021	WD	Q	I	01	630,000
GRANTOR: JAMES & GAYNOR DUNLOP						
GRANTEE: HART GREGORY A & SA						
2274/1332	5/14/2019	WD	Q	I	01	560,000
GRANTOR: PEROSSA JORDAN S & BR						
GRANTEE: JAMES & GAYNOR DUNL						

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