

VILLA UNIT #2008
IN OR 2156/42
BEACH WOOD VILLAS

BENDER WILLIAM T & MARGARET J
4307 SNEED RD
NASHVILLE, TN 37215

2023

01-6N-29-V160-2008-0000


BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		1 100	8316000		0				1974	1974	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 0% - 0 SQFT=1690 HX Base Yr											
Location	INTERIOR	INTERIOR 100												
View	GOLFCOURSE	GOLFCOURSE 100												
Desirability	TOWNHOUSE	TOWNHOUSE 100												
Balcony	FOP/PATIO	FOP/PATIO 100												
Parking	OPEN	OPEN 100												
Bedrooms		3 100												
Bathrooms		3.5 100												
Oth Rooms		3 100												
User Defined	REMODEL	REMODEL 100												
Quality	03	Quality Level 03												
DOR CODE	0400	CONDOMINIUM												
MAP NUM		MKT AREA	10											
NEIGHBORHOOD/LOC		10012.00												
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			
8316000		0				1974	1974	100	100	0				
1 CONDO - 0% - 0 SQFT=1690 HX Base Yr														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			600,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			600,000
SOH/AGL Deduction			136,173
ASSESSED VALUE			463,827
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			463,827
TOTAL JUST VALUE			600,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			530,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007758	REPAIR/RRF	22,000	12/20/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2156/0042	11/01/2017	WD	Q	I	01	375,000
GRANTOR: ASTOR ERIC R & KARI A						
GRANTEE: BENDER WILLIAM T &						
2004/1350	9/18/2015	WD	Q	I	01	330,000
GRANTOR: MCGEE THOMAS SMITH &						
GRANTEE: ASTOR ERIC R & KARI						

EXTRA FEATURES																																																
L N	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																																
2008 BEACH WOOD RD, FERNANDINA BEACH																																																
<table border="0" style="width:100%; border:none;"> <tr> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> </tr> <tr> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> <td style="border:none;"></td> </tr> </table>																																																

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV