VILLA UNIT #2051
IN OR 2237/188
BEACH WOOD VILLAS

ABSHIER FAMILY TRUST/ABSHIER STEPHEN E TRUSTEE
2051 BEACHWOOD ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V160-2051-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 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
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 – 100% - 2006 SQFT=1690 HX Base Yr 2006

2051 BEACH WOOD 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		600,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		600,000
SOH/AGL Deduction		286,709
ASSESSED VALUE		313,291
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		263,291
TOTAL JUST VALUE		600,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014646	OTHER	674	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2237/0188	11/14/2018	WD	U	I	11	100
GRANTOR: ABSHIER STEPHEN & HEA						
GRANTEE: ABSHIER FAMILY TRUS						
0844/1541	8/13/1998	WD	U	I	07	100
GRANTOR: ABSHIER STEPHEN & HEA						
GRANTEE: ABSHIER STEPHEN & H						

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