VILLA UNIT 2107
BEACH WOOD VILLAS

WADE JAMES H & NANCY L REV LVG TRUST/MENDAK KATHLE
80 BOGEY ESTATES DR
SAINT CHARLES, MO 63303

**2023**

**01-6N-29-V160-2107-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 1 100 |
| Recreation | POOL | POOL 100 |
| Location | CORNER | CORNER 100 |
| View | GOLFCOURSE | GOLFCOURSE 100 |
| Desirability | 1ST FLOOR | 1ST FLOOR 100 |
| Balcony | FOP/PATIO | FOP/PATIO 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 | 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=1210 HX Base Yr

2107 BEACH WOOD RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 5 | Tax Dist: |
| BUILDING MARKET VALUE | 468,000 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 468,000 |
| SOH/AGL Deduction | 173,849 |
| ASSESSED VALUE | 294,151 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 294,151 |
| TOTAL JUST VALUE | 468,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 370,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2274/1330 | 5/15/2019 | WD | Q | I | 01 | 267,000 |
| GRANTOR: MENDAK GEORGE W & KAT | | | | | | |
| GRANTEE: JAMES H & NANCY L W | | | | | | |
| 2053/1086 | 6/17/2016 | WD | Q | I | 01 | 215,000 |
| GRANTOR: BELL LUCY S | | | | | | |
| GRANTEE: MENDAK GEORGE W & K | | | | | | |

## 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