

VILLA 1201
IN OR 1921/109
LAGOON VILLA CONDOMINIUM

HUNDLEY MORGAN S TRUSTEE
1201 BEACH WALKER RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V290-1201-0000


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Floor	1	100
Recreation	POOL	POOL 100
Location	END	END 100
View	LAKE	LAKE 100
Balcony	FEP	FEP 180 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC		10004.00
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
8329000		0				1973	1973	100	100	0	
1 CONDO - 100% - 2015			SQFT=1250			HX Base Yr 2015					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			556,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			556,000
SOH/AGL Deduction			349,373
ASSESSED VALUE			206,627
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			151,627
TOTAL JUST VALUE			556,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			506,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428988	REMODEL	34,000	06/27/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1921/0109	5/21/2014	WD Q	I	01	280,000	
GRANTOR: LYONS JESSE M & BONNI						
GRANTEE: HUNDLEY MORGAN S TR						
0556/0484	11/04/1988	WD U	I		130,000	
GRANTOR: WARRICK WOODWARD A						
GRANTEE: LYONS JESSE M						

BUILDING NOTES

BUILDING DIMENSIONS

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
1201 BEACH WALKER RD, FERNANDINA BEACH																

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
REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0																								