

VILLA 1203
IN OR 834/781
LAGOON VILLA CONDOMINIUM

MCDONALD DENISE
1203 BEACH WALKER RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V290-1203-0000


ELEMENT		BUILDING CHARACTERISTICS		CONSTRUCTION	
Floor		1	100	8329000	
Recreation	POOL	POOL	100		
Location	INTERIOR	INTERIOR	100		
View	LAKE	LAKE	100		
Balcony	FEP 180	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
						1973	1973	100	100	0	
1 CONDO - 100% - 2000				SQFT=1250				HX Base Yr 2000			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
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			407,257
ASSESSED VALUE			148,743
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			98,743
TOTAL JUST VALUE			556,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			506,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0834/0781	5/18/1998	WD	Q	I		120,000
GRANTOR: MARSICANO R N & RUTH						
GRANTEE: MCDONALD DENISE						
0148/0148	1/01/1973	WD	Q	I		58,000
GRANTOR:						
GRANTEE:						

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

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