VILLA 1206
IN OR 694 PG 1941
LAGOON VILLA CONDOMINIUM

JUERGENSMEYER JULIAN &/GMURZYNSKA EWA K
1206 BEACH WALKER ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V290-1206-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
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
8329000		0				1973	1973	100	100	0		

1 CONDO – 100% - 2021 SQFT=1250 HX Base Yr 2021

1206 BEACH WALKER 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		556,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		556,000
SOH/AGL Deduction		203,781
ASSESSED VALUE		352,219
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		302,219
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
0694/1941	12/22/1993	WD	Q	I		120,000
GRANTOR: HAMMOND CHARLES & GRA						
GRANTEE: JUERGENSMEYER JULIA						
0547/0106	6/30/1988	WD	Q	I		128,500
GRANTOR: PERDONCIN IERE						
GRANTEE: HAMMOND CHARLES M						

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