

VILLA 1209  
IN OR 2146/782  
LAGOON VILLAS CONDOMINIUM

CALLAN DOROTHY V  
1209 BEACH WALKER ROAD  
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V290-1209-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	8329000
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View	GOLFCOURSE	GOLFCOURSE 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% - 2018				SQFT=1250		HX Base Yr 2018					

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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		275,648	
ASSESSED VALUE		280,352	
TOTAL EXEMPTION VALUE		HX HB SX 100,000	
BASE TAXABLE VALUE		180,352	
TOTAL JUST VALUE		556,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		506,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24431	REPAIR/RRF	1,800	03/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2146/0782	9/15/2017	WD	Q	I	01	295,000
GRANTOR: STEELE TARA LYNN						
GRANTEE: CALLAN DOROTHY V						
1712/1760	11/30/2010	WD	Q	I	02	258,000
GRANTOR: BREEN FLORENCE L JR L						
GRANTEE: STEELE TARA LYNN						

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
1209 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV