VILLA 1211
LAGOON VILLA CONDOMINIUM
OR 147/577

DEMARCO FREDERICK C LVG TRUST/DEMARCO FREDERICK C
1211 BEACH WALKER RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V290-1211-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100 8329000
Recreation	POOL	POOL 100
Location	END	END 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
1 CONDO – 100% - 0		0			SQFT=1250	1973	1973	100	100	0	HX Base Yr	

1211 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		333,699
ASSESSED VALUE		222,301
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,301
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
2621/1432	2/24/2023	WD	Q	I	01	655,000
GRANTOR: HOWORT PHILIP H & ANG						
GRANTEE: DEMARCO FREDERICK L						
2081/0966	10/26/2016	WD	Q	I	02	275,000
GRANTOR: MCFARLAN DOUGLAS R &						
GRANTEE: HOWORT PHILIP H & A						

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