VILLA 1216
LAGOON VILLA CONDOMINIUM
OR 147/577

PARTRIDGE BEN W
1216 BEACH WALKER
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V290-1216-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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
		0				1973	1973	100	100	0		

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1216 BEACH WALKER RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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
R002435	REPAIR/RRF	3,500	04/01/2000
0356	REMODEL	2,500	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2378/1852	7/23/2020	WD	Q	I	01	390,000
GRANTOR: WRIGHT HOWELL FRANKLI						
GRANTEE: PARTRIDGE BEN W						
2117/0708	5/01/2017	WD	Q	I	01	212,000
GRANTOR: LAGOON INVESTMENT PRO						
GRANTEE: WRIGHT HOWELL FRANK						

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