

UNIT 1400  
IN OR 832/1124  
WINDSONG OR 326/16

KOCH DONALD L TRUSTEE  
1400 BEACH WALKER RD  
FERNANDINA BEACH, FL 32034

**2023**

01-6N-29-V30A-1400-0000  


ELEMENT		CD	CONSTRUCTION	
Floor		1	100	
Recreation	POOL		POOL 100	
Location	END		END 100	
View	GC/OCEAN		GC/OCEAN 100	
Balcony	PATIO/DECK		PATIO/DECK 100	
Parking	ATT GARAGE		ATT GARAGE 100	
Bedrooms		3	100	
Bathrooms		3.5	100	
Oth Rooms		3	100	
User De	COND		COND 100	
Quality 03 Quality Level 03				
DOR CODE 0400 CONDOMINIUM				
MAP NUM MKT AREA 10				
NEIGHBORHOOD/LOC 10008.00				
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
8330021		0				1980	1980	100	100	0	
1 CONDO - 100% - 1999 SQFT=2438 HX Base Yr 1999											

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VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 5		Tax Dist:				
BUILDING MARKET VALUE				1,276,000		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				0		
TOTAL MARKET VALUE				1,276,000		
SOH/AGL Deduction				681,687		
ASSESSED VALUE				594,313		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				544,313		
TOTAL JUST VALUE				1,276,000		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,160,000		
PERMIT NUM DESCRIPTION AMT ISSUED						
B0922927	REPAIR/RRF	11,250	10/01/2009			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0832/1124	5/05/1998	WD	Q	I		377,000
GRANTOR: PINKERTON ELIZABETH B						
GRANTEE: KOCH DONALD L TRUST						
0327/0308	12/01/1980	WD	Q	V		237,000
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						

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
1400 BEACH WALKER RD, FERNANDINA BEACH																								