

UNIT 1404
IN OR 2144/107
WINDSONG OR 326/16

SARAH DOLORES LLC
11430 CRABAPPLE ROAD
ROSWELL, GA 30075

2023

01-6N-29-V30A-1404-0000


BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		1 100	8330021			0				1980	1980	100	100	0			
Recreation	POOL	POOL 100															
Location	INTERIOR	INTERIOR 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															
1 CONDO - 0% - 0 SQFT=2438 HX Base Yr																	
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														

VALUATION SUMMARY		PAGE 1 of 1	5
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			247,137
ASSESSED VALUE			1,028,863
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,028,863
TOTAL JUST VALUE			1,276,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,160,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429479	FOUNDATION	9,800	10/01/2014
P0408733	REMODEL	0	11/01/2004
0229	H/AC	1,000	09/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2144/0107	8/30/2017	WD	Q	I	01	787,000
GRANTOR: HARRISON JACK S						
GRANTEE: SARAH DOLORES LLC						
1757/0803	9/16/2011	TD	U	I	30	100
GRANTOR: HARRISON JACK & BARBA						
GRANTEE: HARRISON JACK S & B						

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
1404 BEACH WALKER RD, FERNANDINA BEACH																

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