UNIT 1405
WINDSONG OR 326/16

KOZMA MARTON A & HOPE E
165 DUANE DR
TIFTON, GA 31794

2023

01-6N-29-V30A-1405-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
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 Defined	ORIG COND	ORIG 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 – 0% - 0 SQFT=2438 HX Base Yr

1405 BEACH WALKER RD, FERNANDINA BEACH

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

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	153,120
ASSESSED VALUE	1,122,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,122,880
TOTAL JUST VALUE	1,276,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,160,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0485	H/AC	950	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2356/1860	4/24/2020	WD	Q	I	01	1,105,000
GRANTOR: BECKHAM PAUL D & CHER						
GRANTEE: KOZMA MARTON A & HO						
1075/0366	8/15/2002	WD	U	I	01	363,100
GRANTOR: BECKHAM PAUL D						
GRANTEE: BECKHAM CHERYL C (4						

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