

UNIT 1412
IN OR 2027/1140
WINDSONG OR 326/16

MCGUINN PENELOPE & ROBERT L/E/
1412 BEACH WALKER RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V30A-1412-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	8330021
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View	GC/OCEAN	GC/OCEAN 100	
Balcony	PATIO/DECK	PATIO/DECK 100	
Parking	DET GARAGE	DET GARAGE 100	
Bedrooms		2 100	
Bathrooms		2.5 100	
Oth Rooms		4 100	
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												
1	CONDO	- 100%	- 2006		SQFT=1966					HX Base Yr	2006												
1412 BEACH WALKER RD, FERNANDINA BEACH																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 5		Tax Dist:			
BUILDING MARKET VALUE				1,298,000	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				0	
TOTAL MARKET VALUE				1,298,000	
SOH/AGL Deduction				702,185	
ASSESSED VALUE				595,815	
TOTAL EXEMPTION VALUE				HX HB VX VP 433,570	
BASE TAXABLE VALUE				162,245	
TOTAL JUST VALUE				1,298,000	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,180,000	
PERMIT NUM DESCRIPTION AMT ISSUED					
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
2027/1140	2/05/2016	WD U	I	11	100
GRANTOR: MCGUINN PENELOPE A &					
GRANTEE: SAMPLES SHAUN MCGUI					
1378/1054	1/03/2006	WD U	I	21	500,000
GRANTOR: MCGUINN ROBERT & PENE					
GRANTEE: MCGUINN PENELOPE A					
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
REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0																								