

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	1 CONDO - 0% - 0														
Location	END	END 100	SQFT=2445														
View	GC/OCEAN	GC/OCEAN 100	HX Base Yr														
Balcony	PATIO/DECK	PATIO/DECK 100															
Parking	DET GARAGE	DET GARAGE 100															
Bedrooms		4 100															
Bathrooms		3.5 100															
Oth Rooms		2 100															
User De	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														

VALUATION SUMMARY		STANDARD
VALUATION BY		
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
B1633021	XFOB - DOORS	25,000	09/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2024/1322	12/28/2015	WD	U	I	11	100
GRANTOR: EMMONS HAMILTON & LIL						
GRANTEE: EMMONS ROBERT V B						
2024/1319	12/28/2015	WD	U	I	11	100
GRANTOR: EMMONS HAMILTON & LIL						
GRANTEE: BARRAGATE SUSAN M T						

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
1420 BEACH WALKER RD, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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