UNIT 1422
IN OR 570/960
WINDSONG OR 326/16

CARRUTH JOINT REVOCABLE TRUST/CARRUTH ALBERTA G TR
2708 CHIEFTAIN RUN
DULUTH, GA 30097

2023

01-6N-29-V30A-1422-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	COURTYARD	COURTYARD 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 – 100% - 2015 SQFT=2438 HX Base Yr 2015

1422 BEACH WALKER RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,020,800
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,020,800
SOH/AGL Deduction		367,693
ASSESSED VALUE		653,107
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		603,107
TOTAL JUST VALUE		1,020,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		928,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22749	REMODEL	50,000	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1016	4/03/2023	QC	U	I	11	100
GRANTOR: CARRUTH ALBERTA A						
GRANTEE: CARRUTH JOINT REVOC						
0570/0960	5/23/1989	WD	U	I	01	100
GRANTOR: CARRUTH HERMAN F JR						
GRANTEE: CARRUTH ALBERTA A						

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