

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	POOL	POOL 100
Location	END	END 100
View	OCEANVW/CY	OCEANVW/CY 100
Desirability	4TH FLOOR	4TH FLOOR 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2.5 100
Oth Rooms		2 100
User Defined	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
8330021		0				1980	1980	100	100	0	
1 CONDO - 0% - 0 SQFT=1781 HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			959,700
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			959,700
SOH/AGL Deduction			185,457
ASSESSED VALUE			774,243
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			774,243
TOTAL JUST VALUE			959,700
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			872,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00128	REMODEL	6,500	05/18/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2095/0948	1/19/2017	WD Q	Q	I	01	630,000
GRANTOR: COMEY MARY JAYNE REV						
GRANTEE: BEARDEN JAMES W & S						
2019/1417	12/17/2015	WD U	U	I	11	100
GRANTOR: COMEY MARY JAYNE						
GRANTEE: MAY JAYNE COMEY REV						

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
1430 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