UNIT 1431
IN OR 2148/379
WINDSONG OR 326/16

BEACOM AMY M REV TRUST/BEACOM AMY H TRUSTEE
10127 GOLFCLUB DR
JACKSONVILLE, FL 32256

2023

01-6N-29-V30A-1431-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	OCEANVW/CY	OCEANVW/CY 100
Desirability	5TH FLOOR	5TH FLOOR 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2.5 100
Oth Rooms		2 100
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=1730 HX Base Yr

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

1431 BEACH WALKER RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	995,500
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	995,500
SOH/AGL Deduction	193,173
ASSESSED VALUE	802,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	802,327
TOTAL JUST VALUE	995,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	905,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2148/0379	9/15/2017	WD	U	I	11	100
GRANTOR: BEACOM JOSEPH J & AMY						
GRANTEE: BEACOM AMY M REVOCA						
1987/0483	5/14/2015	WD	Q	I	02	700,000
GRANTOR: COOPER-HAIMS CAROLE K						
GRANTEE: BEACOM JOSEPH J & 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