UNIT 1432
IN OR 2142/1356
WINDSONG OR 326/16

LIPPINCOTT LINCOLN H IV & ELIZABETH G
1330 BRANNEN LAKE RD
STATESBORO, GA 30458

2023

01-6N-29-V30A-1432-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	POOL	POOL 100
Location	END	END 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	REMODEL	REMODEL 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

1432 BEACH WALKER RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,005,400
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,005,400
SOH/AGL Deduction	194,289
ASSESSED VALUE	811,111
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	811,111
TOTAL JUST VALUE	1,005,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	914,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618058	REMODEL	27,500	10/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/1356	8/23/2017	WD	Q	I	01	695,000
GRANTOR: COLEMAN IMOGENE C TRU						
GRANTEE: LIPPINCOTT LINCOLN						
0859/0235	12/14/1998	QC	U	I	01	100
GRANTOR: COLEMAN HENRY NEAL &						
GRANTEE: COLEMAN IMOGENE C T						

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