UNIT 403
IN OR 1277/875
BEACHSIDE VILLAS CONDO

RAY STUART N & MICHELE R
PO BOX 23023
LOUISVILLE, KY 40223

2024

01-6N-29-V020-0403-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	NORTH	NORTH 100
View	OCEAN	OCEAN 100
Desirability	2ND FLOOR	2ND FLOOR 100
Balcony	OPEN	OPEN 100
Parking	DET GARAGE	DET GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		3 100
Quality	04	Quality Level 04
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,566		2,566	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8302000		2,566				1999	1999	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

403 BEACHSIDE PL, 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	1,597,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,597,000
SOH/AGL Deduction	281,972
ASSESSED VALUE	1,315,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,315,028
TOTAL JUST VALUE	1,597,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,526,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1277/0875	12/01/2004	WD	U	I	06	100
GRANTOR: AMELIA RAY PROPERTIES						
GRANTEE: RAY STUART N & MICH						
1247/1766	7/23/2004	WD	Q	I		970,000
GRANTOR: LEXUS INDUSTRIES OF G						
GRANTEE: AMELIA RAY PROPERTI						

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 08/06/2024 BY SYS