VILLA UNIT 1355
IN OR 1784/124
SHIP WATCH VILLAS

PRICE-COFFIN LLC
3208 COUNTRY CLUB DR
VALDOSTA, GA 31605

2024

01-6N-29-V120-1355-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		6 100
Recreation	POOL	POOL 100
Location	CORNER	CORNER 100
View	OCEAN	OCEAN 100
Desirability	6TH FLOOR	6TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
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	1,794		1,794	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8312000		1,794				1975	1975	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

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

1355 SHIPWATCH CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,107,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,107,000
SOH/AGL Deduction	200,589
ASSESSED VALUE	906,411
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	906,411
TOTAL JUST VALUE	1,107,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,065,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1784/0124	3/16/2012	WD	Q	I	02	593,000
GRANTOR: MCNICHOLS DAVID J & M						
GRANTEE: PRICE-COFFIN LLC						
1778/1441	2/10/2012	DG	U	I	16	30,000
GRANTOR: ODEN THOMAS E & BARBA						
GRANTEE: MCNICHOLS DAVID J &						

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