VILLA UNIT 1131
IN OR 1325/1049 & OR 1325/1053
IN OR 1325/1039 &

MEGA BEACH LLC
C/O JACK HALPER, 1180 RAMSER DRIVE
WATKINSVILLE, GA 30677-6951

2024

01-6N-29-V14B-1131-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Location	END	END 100
View	GC/OCEAN	GC/OCEAN 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		2 100
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	1,636		1,636	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8314022		1,636				1974	1974	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

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

1131 BEACH WALKER RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	779,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	779,000
SOH/AGL Deduction	200,681
ASSESSED VALUE	578,319
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	578,319
TOTAL JUST VALUE	779,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	772,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016385		30,000	12/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1325/1057	6/14/2005	QC	U	I	06	100
GRANTOR: HOLBROOK JOANN						
GRANTEE: MEGA BEACH LLC						
1325/1055	6/14/2005	QC	U	I	06	100
GRANTOR: SMITH ROBERT H						
GRANTEE: MEGA BEACH LLC						

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