VILLA UNIT #1140
BEACH WALKER VILLAS

SELLS LINNETTE J/VANDERHOOF BRIAN S
1140 BEACH WALKER RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-V14B-1140-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		6 100
Recreation	POOL	POOL 100
Location	END	END 100
View	GC/OCEAN	GC/OCEAN 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
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	1,506		1,506	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8314022		1,506				1974	1974	100	100	0		

1 CONDO – 100% - 2024 HX Base Yr 2024

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

1140 BEACH WALKER RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		939,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		939,000
SOH/AGL Deduction		0
ASSESSED VALUE		939,000
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		889,000
TOTAL JUST VALUE		939,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		930,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2389/0405	9/02/2020	WD	Q	I	01	570,000
GRANTOR: THORP JAMES G & KELLE						
GRANTEE: SELLS LINNETTE J &						
1240/1265	6/24/2004	WD	Q	I		512,000
GRANTOR: CORBIN PATT C TRUSTEE						
GRANTEE: THORP JAMES G & KEL						

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