VILLA UNIT 1143
BEACH WALKER VILLAS

PANKIW VENTURES LLC
224 HORIZON DR
MONROEVILLE, PA 15146

2024

01-6N-29-V14B-1143-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 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	947		947	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8314022		947				1974	1974	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

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

1143 BEACH WALKER RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	565,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	565,000
SOH/AGL Deduction	71,100
ASSESSED VALUE	493,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	493,900
TOTAL JUST VALUE	565,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	449,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23575	REPAIR/RRF	6,840	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2535/0823	1/28/2022	WD	U	I	11	100
GRANTOR: PANKIW ROBIN R & ROMA						
GRANTEE: PANKIW VENTURES LLC						
2390/1022	9/04/2020	WD	Q	I	01	350,000
GRANTOR: KELLY JOHN J & JACQUE						
GRANTEE: PANKIW ROBIN R & RO						

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