

VILLA UNIT 1163  
IN OR 2121/1304  
BEACH WALKER VILLAS

WINSTEAD LANE NICHELSON  
818 OVERHILLS DRIVE  
OLD HICKORY, TN 37138

**2024**

01-6N-29-V14B-1163-0000  


BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY				
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1	5			
Floor		1	100	8314022		947				1974	1974	100	100	0						
Recreation	POOL	POOL 100		1 CONDO - 0% - 0																
Location	INTERIOR	INTERIOR 100														HX Base Yr				
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														

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		180,571
ASSESSED VALUE		384,429
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		384,429
TOTAL JUST VALUE		565,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2121/1304	5/04/2017	WD	U	I	11	100	
GRANTOR: BEAUCHAMP LOIS N							
GRANTEE: WINSTEAD LANE NICHE							
0777/0205	11/18/1996	WD	Q	I		82,000	
GRANTOR: PELUSO JOANNE M							
GRANTEE: BEAUCHAMP LOIS N &							

**EXTRA FEATURES**

L N	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
1163 BEACH WALKER RD, FERNANDINA BEACH																	
BLD DATE XF DATE INC DATE																	
LGL DATE LAND DATE AG DATE																	
TOTALS 0																	

**BUILDING NOTES**

**BUILDING DIMENSIONS**

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV