VILLA UNIT #1169
BEACH WALKER VILLAS

TIGERDAWG PROPERTIES LLC
5051 CARILLON WAY
CHAROLOTTE, NC 28270

2024

01-6N-29-V14B-1169-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	GC/OCEAN	GC/OCEAN 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Bedrooms		4 100
Bathrooms		4 100
Oth Rooms		2 100
User Defined	REMODEL	REMODEL 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% - 2024 HX Base Yr

1169 BEACH WALKER RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

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	0
ASSESSED VALUE	779,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	779,000
TOTAL JUST VALUE	779,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	772,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25172	REMODEL	1,900	09/01/2011
B20788	XFOB	25,900	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/643	9/13/2023	QC	U	I	11	519,500
GRANTOR: HART GREGORY A & SARA						
GRANTEE: TIGERDAWG PROPERTIE						
2433/1296	2/12/2021	WD	Q	I	01	630,000
GRANTOR: JAMES & GAYNOR DUNLOP						
GRANTEE: HART GREGORY A & SA						

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