VILLA UNIT #1195
IN OR 2548/133
BEACH WALKER VILLAS

L & M SISTERS LLC
201 HAMILTON RD UNIT 2
ATHENS, GA 30606

2024

01-6N-29-V14B-1195-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
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	1,298		1,298	

MARKET ADJUSTMENTS

	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8314022			1,298				1974	1974	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

1195 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	819,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	819,000
SOH/AGL Deduction	0
ASSESSED VALUE	819,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	819,000
TOTAL JUST VALUE	819,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	811,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531257	REMODEL	150,000	10/01/2015
8769	REMODEL	8,000	03/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0133	3/07/2022	QC	U	I	11	100
GRANTOR: GRUBE MIMI GRIFFIN ET						
GRANTEE: L & M SISTERS LLC						
2548/0072	2/28/2022	PR	U	I	19	100
GRANTOR: GRUBE MIMI GRIFFIN P/						
GRANTEE: GRUBE MIMI GRIFFIN						

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