

VILLA UNIT #2007  
 IN OR 2160/873  
 BEACH WOOD VILLAS

VARNER PAUL FORREST  
 113 NORTH LAKESIDE DR  
 KENNESAW, GA 30144

2024

01-6N-29-V160-2007-0000



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	VALUATION SUMMARY									
Floor		1 100	8316000		1,690				1974	1974	100	100	0											
Recreation	POOL	POOL 100	1 CONDO - 0% - 0										HX Base Yr											
Location	INTERIOR	INTERIOR 100																						
View	GOLFCOURSE	GOLFCOURSE 100																						
Desirability	TOWNHOUSE	TOWNHOUSE 100																						
Balcony	FOP/PATIO	FOP/PATIO 100																						
Parking	OPEN	OPEN 100																						
Bedrooms		3 100																						
Bathrooms		3.5 100																						
Oth Rooms		3 100																						
Quality 03 Quality Level 03																								
DOR CODE 0400 CONDOMINIUM																								
MAP NUM			MKT AREA													10								
NEIGHBORHOOD/LOC			10012.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
TOTALS			1,690		1,690																			
EXTRA FEATURES						2007 BEACH WOOD RD, FERNANDINA BEACH																		
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									
LAND DESCRIPTION						TOTAL OB/XF										0								
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

VALUATION BY				STANDARD	
Tax Group: 5				STANDARD	
BUILDING MARKET VALUE				678,000	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				0	
TOTAL MARKET VALUE				678,000	
SOH/AGL Deduction				167,790	
ASSESSED VALUE				510,210	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				510,210	
TOTAL JUST VALUE				678,000	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				600,000	
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
2160/0873	10/24/2017	PR U	I	19	100
GRANTOR: WILLIAMS LAURA JO P/R					
GRANTEE: VARNER PAUL FORREST					
0179/0598	1/01/1974	WD Q	I		72,500
GRANTOR:					
GRANTEE:					
BUILDING NOTES					
BUILDING DIMENSIONS					
REVIEW DATE 10/14/2021 BY JW					