

VILLA UNIT #2008
IN OR 2156/42
BEACH WOOD VILLAS

BENDER WILLIAM T & MARGARET J
4307 SNEED RD
NASHVILLE, TN 37215

2024

01-6N-29-V160-2008-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Floor	1 100
Recreation	POOL 100
Location	INTERIOR 100
View	GOLFCOURSE 100
Desirability	TOWNHOUSE 100
Balcony	FOP/PATIO 100
Parking	OPEN 100
Bedrooms	3 100
Bathrooms	3.5 100
Oth Rooms	3 100
User Defined	REMODEL 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
83		1,690				1974	1974	100	100	0	
1 CONDO - 0% - 0										HX Base Yr	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
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	

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

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007758	REPAIR/RRF	22,000	12/20/2000

EXTRA FEATURES	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q	V	I	RSN CD	SALE PRICE		
2156/0042	11/01/2017	WD Q	Q	I	I	01	375,000		
GRANTOR: ASTOR ERIC R & KARI A									
2004/1350	9/18/2015	WD Q	Q	I	I	01	330,000		
GRANTOR: MCGEE THOMAS SMITH &									
GRANTEE: ASTOR ERIC R & KARI									

BUILDING NOTES									

LAND DESCRIPTION																
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

TOTAL OB/XF									
TOTAL	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
0									

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	CONSVR