

UNIT 241  
IN OR 2458/1156  
SANDCASTLES OR 359/238

PURSER R KEITH & ALLISON P  
101 NIGHTINGALE LANE  
BRUNSWICK, GA 31525

2024

01-6N-29-V17A-0241-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		2 100	
Recreation	POOL	POOL 100	
Location	END	END 100	
View	OCEAN	OCEAN 100	
Desirability	2ND FLOOR	2ND FLOOR 100	
Balcony	OPEN	OPEN 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	10009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
			SUBAREA MARKET VALUE
TOTALS	1,352		1,352

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
8317021		1,352				1982	1982	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			738,400
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			738,400
SOH/AGL Deduction			38,730
ASSESSED VALUE			699,670
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			699,670
TOTAL JUST VALUE			738,400
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			734,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22472	REMODEL	35,000	05/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2458/1156	4/29/2021	WD Q	I	01	525,000	
GRANTOR: OWENS ROCKY L & DONNA						
GRANTEE: PURSER R KEITH & AL						
1516/1171	8/02/2007	WD U	I	01	100	
GRANTOR: OWENS ROCKY L & DONNA						
GRANTEE: OWENS ROCKY L & DON						

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							
260/261 SANDCASTLES CT, FERNANDINA BEACH																							

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0																									