UNIT 260
SANDCASTLES OR 359/238

KIRBY NEWTON A & RACHEL S
204 KELVIN GROVE DRIVE
ST SIMONS ISLAND, GA 31522

2024

01-6N-29-V17A-0260-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	OCEAN	OCEAN 100
Desirability	4TH FLOOR	4TH FLOOR 100
Balcony	OPEN	OPEN 100
Parking	OPEN	OPEN 100
Bedrooms		1 100
Bathrooms		1 100
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	896		896	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8317021		896				1982	1982	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

291 SANDCASTLES CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	482,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	482,900
SOH/AGL Deduction	25,036
ASSESSED VALUE	457,864
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	457,864
TOTAL JUST VALUE	482,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	480,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2727/1431	7/24/2024	WD	Q	I	01	625,000
GRANTOR: NETHERLAND FAMILY TRU						
GRANTEE: KIRBY NEWTON A & RA						
2432/1080	2/04/2021	WD	Q	I	01	393,500
GRANTOR: BAILEY SISTERS LLC						
GRANTEE: NETHERLAND FAMILY T						

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