

VILLA 1203
IN OR 834/781
LAGOON VILLA CONDOMINIUM

MCDONALD DENISE
1203 BEACH WALKER RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-V290-1203-0000


ELEMENT		BUILDING CHARACTERISTICS		CONSTRUCTION	
Floor		1	100	8329000	
Recreation	POOL	POOL	100	1 CONDO - 100% - 2000	
Location	INTERIOR	INTERIOR	100		
View	LAKE	LAKE	100		
Balcony	FEP	FEP	180		
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	10004.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	
TOTALS	1,250		1,250		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
		1,250				1973	1973	100	100	0		
												HX Base Yr 2000

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		534,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		534,000
SOH/AGL Deduction		380,795
ASSESSED VALUE		153,205
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,205
TOTAL JUST VALUE		534,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0834/0781	5/18/1998	WD	Q	I		120,000
GRANTOR: MARSICANO R N & RUTH						
GRANTEE: MCDONALD DENISE						
0148/0148	1/01/1973	WD	Q	I		58,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION													TOTAL OB/XF												
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									