



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			
Floor		1 100	8329000		1,250				1973	1973	100	100	0				
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											HX Base Yr			
Location	INTERIOR	INTERIOR 100															
View	GOLFCOURSE	GOLFCOURSE 100															
Balcony	FEP 180	FEP 180 100															
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			10004.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE													
TOTALS			1,250	1,250													
EXTRA FEATURES			1212 BEACH WALKER 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	

VALUATION SUMMARY		PAGE 1 of 1	5
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		130,281	
ASSESSED VALUE		403,719	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		403,719	
TOTAL JUST VALUE		534,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		556,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7254	REPAIR/RRF	5,200	05/22/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2698/1918	3/06/2024	WD	Q	I	01	657,000
GRANTOR: FETHERSTON JAMES H &						
GRANTEE: HARKINS DAVID ALLAN						
0986/1316	5/16/2001	WD	Q	I		170,000
GRANTOR: BLOCK CHRISTINE A						
GRANTEE: FETHERSTON JAMES H						

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV