

VILLA 1214  
IN OR 1621/408  
LAGOON VILLA CONDOMINIUM

EWING KATHERINE C LVG TRUST/EWING KATHERINE C TRU  
1214 BEACH WALKER ROAD  
FERNANDINA BEACH, FL 32034

**2024**

01-6N-29-V290-1214-0000  


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION     |                      |
|--------------------------|------------------|------------------|----------------------|
| ELEMENT                  | CD               |                  |                      |
| Floor                    |                  | 1 100            | 8329000              |
| Recreation               | POOL             | POOL 100         |                      |
| Location                 | END              | END 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                |

| 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    |        |  |
| 1 CONDO - 100% - 1999 |     |           |             |                |                |      |      |      |      |      |        |  |
| HX Base Yr 1999       |     |           |             |                |                |      |      |      |      |      |        |  |

| NASSAU COUNTY PROPERTY         |             |           |             | PAGE 1 of 1 | 5          |
|--------------------------------|-------------|-----------|-------------|-------------|------------|
| VALUATION SUMMARY              |             |           |             |             |            |
| 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              |             |           |             | 370,499     |            |
| ASSESSED VALUE                 |             |           |             | 163,501     |            |
| TOTAL EXEMPTION VALUE          |             |           |             | 50,000      |            |
| BASE TAXABLE VALUE             |             |           |             | 113,501     |            |
| 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 / V / I / | RSN CD      | SALE PRICE |
| 1621/0408                      | 5/20/2009   | WD U      | I           | 19          | 100        |
| GRANTOR: EWING KATHERINE C     |             |           |             |             |            |
| GRANTEE: EWING KATHERINE C T   |             |           |             |             |            |
| 1619/1665                      | 5/15/2009   | WD U      | I           | 19          | 100        |
| GRANTOR: EWING KATHERINE C TRU |             |           |             |             |            |
| GRANTEE: EWING KATHERINE C     |             |           |             |             |            |
| BUILDING NOTES                 |             |           |             |             |            |
| BUILDING DIMENSIONS            |             |           |             |             |            |

| 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 |
|                |            |             |         |   |   |       |    |       |                |           |         |             |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     |           | 0 |  |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|---|--|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT |   |  |
|             |          |     |                      |     |     |          |       |       |             |           |     |           |   |  |

| UNIT PRICE | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
|            |         |            |                |            |                             |      |         |      |     |    |        |