

VILLA 1217  
LAGOON VILLA CONDOMINIUM  
OR 147/577

FORSTNER BONNELL L LIV TRUST/BONNELL L FORSTNER T  
4088 GRANDE OAKS DR  
VALDOSTA, GA 31605

**2024**

01-6N-29-V290-1217-0000  


| BUILDING CHARACTERISTICS |                  |                  |                  | MARKET ADJUSTMENTS   |           |             |                |                |      |      |      |      |      |        |  |
|--------------------------|------------------|------------------|------------------|----------------------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| 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 |                      |           |             |                |                |      |      |      |      |      |        |  |
| Location                 | END              | END 100          | HX Base Yr       |                      |           |             |                |                |      |      |      |      |      |        |  |
| View                     | GOLFCOURSE       | GOLFCOURSE 100   |                  |                      |           |             |                |                |      |      |      |      |      |        |  |
| Balcony                  | FEP              | 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            |                      |           |             |                |                |      |      |      |      |      |        |  |

| 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              |             | 121,124   |             |             |            |
| ASSESSED VALUE                 |             | 412,876   |             |             |            |
| TOTAL EXEMPTION VALUE          |             | 0         |             |             |            |
| BASE TAXABLE VALUE             |             | 412,876   |             |             |            |
| TOTAL JUST VALUE               |             | 534,000   |             |             |            |
| NCON VALUE                     |             | 0         |             |             |            |
| INCOME VALUE                   |             |           |             |             |            |
| PREVIOUS YEAR MKT VALUE        |             | 556,000   |             |             |            |
| PERMIT NUM                     | DESCRIPTION | AMT       | ISSUED      |             |            |
| <b>SALES DATA</b>              |             |           |             |             |            |
| OFF RECORD Number              | DATE        | TYPE INST | Q / V / I / | RSN CD      | SALE PRICE |
| 2255/1420                      | 2/14/2019   | WD Q      | I           | 01          | 305,000    |
| GRANTOR: SMYTHE EDWARD B & NAN |             |           |             |             |            |
| GRANTEE: FORSTNER BONNELL L    |             |           |             |             |            |
| 1222/1367                      | 4/15/2004   | WD Q      | I           |             | 270,000    |
| GRANTOR: ZIMMERMAN JANICE JEAN |             |           |             |             |            |
| GRANTEE: SMYTHE EDWARD B & N   |             |           |             |             |            |
| <b>BUILDING NOTES</b>          |             |           |             |             |            |
| <b>BUILDING DIMENSIONS</b>     |             |           |             |             |            |

| EXTRA FEATURES                         |            |             |         |   |   |       |    |       |                |           |         | 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 |  |  |  |  |  |  |  |
| 1217 BEACH WALKER RD, FERNANDINA BEACH |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |
| BLD DATE                               |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |
| XF DATE                                |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |
| INC DATE                               |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |
| LGL DATE                               |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |
| LAND DATE                              |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |
| AG DATE                                |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |