

UNIT 1404
IN OR 2144/107
WINDSONG OR 326/16

SARAH DOLORES LLC
11430 CRABAPPLE ROAD
ROSWELL, GA 30075

2024

01-6N-29-V30A-1404-0000

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	8330021		2,438				1980	1980	100	100	0			
Recreation	POOL	POOL 100	1 CONDO - 0% - 0										HX Base Yr			
Location	INTERIOR	INTERIOR 100														
View	GC/OCEAN	GC/OCEAN 100														
Balcony	PATIO/DECK	PATIO/DECK 100														
Parking	ATT GARAGE	ATT GARAGE 100														
Bedrooms		3 100														
Bathrooms		3.5 100														
Oth Rooms		3 100														
User De	COND	COND 100														
Quality		03 Quality Level 03														
DOR CODE		0400 CONDOMINIUM														
MAP NUM		MKT AREA	10													
NEIGHBORHOOD/LOC		10008.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE												
TOTALS		2,438	2,438													

1404 BEACH WALKER RD, FERNANDINA BEACH

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

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,404,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,404,000
SOH/AGL Deduction		272,251
ASSESSED VALUE		1,131,749
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,131,749
TOTAL JUST VALUE		1,404,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,276,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429479	FOUNDATION	9,800	10/01/2014
P0408733	REMODEL	0	11/01/2004
0229	H/AC	1,000	09/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2144/0107	8/30/2017	WD	Q	I	01	787,000
GRANTOR: HARRISON JACK S						
GRANTEE: SARAH DOLORES LLC						
1757/0803	9/16/2011	TD	U	I	30	100
GRANTOR: HARRISON JACK & BARBA						
GRANTEE: HARRISON JACK S & B						

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