

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		1,632				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	DET GARAGE	DET GARAGE 100															
Bedrooms		2 100															
Bathrooms		2.5 100															
Oth Rooms		3 100															
User Design	COND	ORIG 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 1,632 1,632																	

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,243,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,243,000
SOH/AGL Deduction		0
ASSESSED VALUE		1,243,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,243,000
TOTAL JUST VALUE		1,243,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,130,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18483	DEMOLITION	8,700	10/31/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2563/1683	5/16/2022	QC	U	I	11	740,000
GRANTOR: HAUCH TIMOTHY JAMES &						
GRANTEE: WINDSONG BEACH HOUS						
2407/1260	11/09/2020	WD	Q	I	02	987,500
GRANTOR: MULHOLLAND WALTER T &						
GRANTEE: HAUCH TIMOTHY JAMES						

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
1410 BEACH WALKER RD, FERNANDINA BEACH																								