

UNIT 1430  
IN OR 2095/948  
WINDSONG OR 326/16

BEARDEN JAMES W & SHEILA S  
337 CANTON STONE DR  
FRANLIN, TN 37067

2024

01-6N-29-V30A-1430-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		4 100	
Recreation	POOL	POOL 100	
Location	END	END 100	
View	OCEANVW/CY	OCEANVW/CY 100	
Desirability	FLOOR	4TH FLOOR 100	
Balcony	FOP	FOP 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2.5 100	
Oth Rooms		2 100	
User Defined	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	1,781		1,781

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8330021		1,781				1980	1980	100	100	0	
1 CONDO - 0% - 0											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	1,055,250		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	1,055,250		
SOH/AGL Deduction	203,583		
ASSESSED VALUE	851,667		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	851,667		
TOTAL JUST VALUE	1,055,250		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	959,700		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00128	REMODEL	6,500	05/18/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2095/0948	1/19/2017	WD Q	Q	I	01	630,000
GRANTOR: COMEY MARY JAYNE REV						
GRANTEE: BEARDEN JAMES W & S						
2019/1417	12/17/2015	WD U	U	I	11	100
GRANTOR: COMEY MARY JAYNE						
GRANTEE: MAY JAYNE COMEY REV						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1430 BEACH WALKER RD, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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
0																								