

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		5 100	
Recreation	POOL	POOL 100	
Location	END	END 100	
View	OCEANVW/CY	OCEANVW/CY 100	
Desirability	5TH FLOOR	5TH FLOOR 100	
Balcony	FOP	FOP 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2.5 100	
Oth Rooms		2 100	
User Defined	REMODEL	REMODEL 100	

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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			1,105,500
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,105,500
SOH/AGL Deduction			213,278
ASSESSED VALUE			892,222
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			892,222
TOTAL JUST VALUE			1,105,500
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,005,400

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618058	REMODEL	27,500	10/31/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/1356	8/23/2017	WD	Q	I	01	695,000
GRANTOR: COLEMAN IMOGENE C TRU						
GRANTEE: LIPPINCOTT LINCOLN						
0859/0235	12/14/1998	QC	U	I	01	100
GRANTOR: COLEMAN HENRY NEAL &						
GRANTEE: COLEMAN IMOGENE C T						

TOTALS	1,781	1,781														
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

1432 BEACH WALKER RD, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC 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