VILLA UNIT 911
IN OR 2247/810
MARINERS WALK VILLAS

RAWLS TALLIS LANGDON
1788 MARINERS WALK
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0370-0911-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 1 100 |
| Recreation | POOL | POOL 100 |
| Recreation | TENNIS CT | TENNIS CT 100 |
| Location | EXTERIOR | EXTERIOR 100 |
| View Lump Sum | WOODS | WOODS 100 |
| Balcony | FEP 175 | FEP 175 100 |
| Parking | OPEN | OPEN 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Oth Rooms | | 2 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0400 | CONDOMINIUM |

0370000

MAP NUM | MKT AREA 03

NEIGHBORHOOD/LOC 3018.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | 1,180 | | | 1,180 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 1,180 | | | | 1974 | 1974 | 100 | 100 | 0 | | |

1 CONDO – 100% - 2024

HX Base Yr 2024

1788 MARINERS WALK, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 416,000 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 0 |
| TOTAL MARKET VALUE | | 416,000 |
| SOH/AGL Deduction | | 58,937 |
| ASSESSED VALUE | | 357,063 |
| TOTAL EXEMPTION VALUE | HX HB WR DX | 60,722 |
| BASE TAXABLE VALUE | | 296,341 |
| TOTAL JUST VALUE | | 416,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 347,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5614 | REPAIR/RRF | 1,500 | 04/06/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2247/0810 | 1/03/2019 | WD | Q | I | 01 | 205,000 |
| GRANTOR: DUKES TOMMIE L | | | | | | |
| GRANTEE: RAWLS TALLIS LANGDO | | | | | | |
| 2247/0808 | 12/19/2018 | WD | U | I | 11 | 100 |
| GRANTOR: COOK SHERRI | | | | | | |
| GRANTEE: DUKES TOMMIE L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS